

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE/5 Cromwell Bridge Road, 400' *
NE of the c/l of Cowpens Avenue * DEPUTY ZONING COMMISSIONER
(1607 Cromwell Bridge Road) *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 91-94-SPH
Rock Church
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 85-126-A to permit a modified parking plan, pursuant to Section 409.12B of the Baltimore County Zoning Regulations (B.C.Z.R.), which a) provides some of the required parking more than 500 feet walking distance from the principal building entrance; b) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant; and c) provides 112 parking spaces on a satellite lot from which shuttle bus service is provided, all as more particularly described in Petitioner's Exhibit 1.

Hearings were held in the above-referenced matter on October 30, 1990, January 17th, March 12th, and March 21st, 1991. At the original hearing on October 30, 1990, the Petitioners, by Reverend Bart Pierce, appeared, testified and were represented by Deborah C. Dopkin, Esquire. Also appearing on behalf of the Petition were Chris Trionfo, Church Elder and principal of Hopkins Construction; Mel Munk, Business Manager of the Church; Dick Baummer, Project Manager with Daft-McCune-Walker, Inc., and Wes Guckert, expert Traffic Engineer with The Traffic Group. Appearing as Protestants in the matter were Edward and Carmella Veit, adjoining property owners, and the Cromwood-Coventry-Satyr Hill Association, represented by

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

Michael Tanczyn, Esquire. At the continued hearing on January 17, 1991, all parties at the original hearing were present. In addition, Rocky Powell of the Baltimore County Department of Environmental Protection and Resource Management (DEPRM), Tom Lucas, a Church Elder responsible for parking, and George Gavrelis, expert Land Planner with Daft-McCune-Walker, Inc., appeared and testified on behalf of the Petition. Mr. Tanczyn withdrew his clients' opposition, and the Chatterleigh Association, represented by John Pleifer and V. Charles Rinaudo, appeared and testified. At the hearing held on March 12, 1991, Michael Gisriel, Esquire entered his appearance on behalf of Mr. & Mrs. Veit.

Testimony indicated that the subject property, known as 1607 Cromwell Bridge Road, consists of 23.90 acres more or less zoned D.R. 2 and is improved with a church, known as the Rock Church, and other related facilities. Rev. Pierce testified that the Rock Church of Baltimore is a non-denominational pentecostal Biblical church affiliated with the Rock Church of Virginia Beach, one of 40 affiliated churches offering services domestically and abroad, including outreach and ministries in third world and developing countries. He testified that the Rock Church of Baltimore has existed at the subject location for 10 years and offers several church services and related activities. Rev. Pierce testified that the Church affiliated school, the Rock Church Academy, is a kindergarten through 12th grade school which conducts and sponsors numerous academic, youth, sports and related social activities on the site. It has a current enrollment of approximately 200 students whose families are church members. He indicated that a day care center is also housed on the site and though run by the Church, is open to the surrounding community. It operates five days a week from 7:00 AM to 5:30 PM. The Church's outreach covers a variety of

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

ongoing and growing activities, including a home for unwed mothers, Nehemiah House, a men's shelter (run off-site in conjunction with Baltimore County), providing services at local jails and at the Hickey School, and sponsoring inner city block parties and meals for the needy at Christmas and on other occasions.

Rev. Pierce testified the Petitioners have outgrown their present sanctuary and are desirous of constructing a new sanctuary on the site as depicted on Petitioner's Exhibit 1. The original plan presented was for the 14.32 acres on which the sanctuary will be built; however, Petitioners, as required, modified the site plan to incorporate the acreage on which the existing church and school are located as parking in said area is also needed to support Petitioners' request. The modified plan has been marked Petitioner's Exhibit A. The proposed sanctuary will have a seating capacity of 3,096, thereby necessitating the requested modified parking plan. Rev. Pierce testified that Sunday morning services have grown from an initial small group of worshippers to approximately 1000 worshippers during the eight years he has officiated. He indicated that membership is presently between 600 and 650, primarily from the surrounding area. Rev. Pierce testified that currently, major services are held in the school gymnasium and regularly scheduled services are held on Thursday evenings at 7:30, Sunday mornings at 10:30, and Sunday evenings at 7:30. He testified that approximately 400 to 500 worshippers attend each evening service. Rev. Pierce indicated that he anticipates continued growth in membership comparable to that which has occurred over the past eight years and that the proposed sanctuary has been designed to accommodate such growth.

Chris Trionfo, Church elder responsible for coordinating the construction of the new sanctuary, testified to the need for the modified

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

parking plan based on existing improvements, environmental constraints, and cost considerations. Mr. Trionfo also testified as to alternative plans considered by the Church and the reasons each was rejected. In his opinion, strict compliance with the B.C.Z.R. would result in practical difficulty and unreasonable hardship for the Church due to the unique physical and environmental nature of the site.

Richard Baummer, project manager, testified to the character of the general area and surrounding uses. Mr. Baummer described the proposed development and parking plan, addressing the specific modifications which are the subject of this Petition as required by DEPRM. Mr. Baummer addressed the comments submitted by the Zoning Plans Advisory Committee, including State Highway Administration concerns and indicated that in his opinion, strict compliance with the B.C.Z.R. would result in practical difficulty and unreasonable hardship for the Church.

Mel Munk, business manager, described his responsibilities for the physical condition of the Church buildings, grounds and vehicles. He testified the Church has written permission from the principal of Loch Raven High School to use the school parking lot on Sundays. Testimony indicated the School lot is across Cromwell Bridge Road from the Church and that only passenger vehicles, excluding buses, park at the school. Mr. Munk testified that no loading, service, or any use other than parking occurs on the lot and that the method and area of operation, and permitted hours of use are specified and regulated to the extent within the Church's control. Testimony indicated that Petitioner has used the Loch Raven High School for additional parking for the past several years. Mr. Munk further testified that the school has used the Church facilities from time to time and that by working together, the two institutions have successfully avoid-

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

ed conflicts in scheduling. Mr. Munk testified the Congregation is informed of the parking ministry from the pulpit and by the Church bulletin. Testimony indicated the Church will subject itself to any conditions not listed above which, in the judgment of the Deputy Zoning Commissioner, are necessary to ensure that the use of the parking lot will not be detrimental to adjacent properties. Mr. Munk presented a letter he received from the Huntleigh Development, marked Petitioner's Exhibit 6, indicating their support of this Petition. Mr. Munk also testified that he was contacted by members of the community relative to the need for a traffic light at Cowpens Avenue, seeking the Church's support.

Wes Guckert, traffic engineer and President of The Traffic Group, testified on behalf of the Petition. He testified he had inspected the site, investigated the existing and proposed parking plans and hours of operation, and conducted a traffic study of conditions in the area. The study concluded that, assuming a worst-case scenario (traffic arrives and leaves within a one hour period on Sunday mornings), the level of service on adjoining roads and intersections and site access remained at "A" level without an adverse traffic impact. Mr. Guckert further testified that the plan proposes to reconfigure the access at Cromwell Bridge Road, and would be further improved by the installation of a traffic light. Mr. Guckert testified his firm had observed the traffic ministry and consulted with members of the Church in planning operations to insure vehicular and pedestrian safety, addressing issues such as circulation, pedestrian walkways, crossings, and phasing the use of the lots and school parking. Mr. Guckert then summarized the recommended parking operations, the phasing of parking, and location of attendants. He estimated that the plan would be operational for approximately four hours each week, between 8:30 AM and 12:30 PM on

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

Sunday mornings. Mr. Guckert testified that the B.C.Z.R. standard of one space for four seats was inclusive of all uses on the site. When asked about access through Dunwoody Road, Mr. Guckert indicated that vehicular access would be blocked, but emergency vehicles could enter the site, if necessary. It was Mr. Guckert's opinion that from a traffic point of view, strict compliance with the B.C.Z.R. would result in undue hardship to the Church; that the hardship was peculiar to the site due to topographical conditions and that the modified plan as proposed is in harmony with the spirit and intent of the zoning regulations. In his opinion, the relief requested, if granted, would not create any traffic hazard and/or injury to the public health, safety or general welfare.

At the continued hearing on January 17, 1991, Rocky Powell of DEPRM confirmed the fact that his Department sought and supports the modified plan. Mr. Powell further testified that the proposed plan will treat and control storm water run-off from the Beltway, currently untreated, which will result in an improvement in water quality over existing conditions. In addition, the modified plan reduces the area of disturbance, retains a greater number of trees, and minimizes the use of slopes on the site. Mr. Powell testified that development of the site as proposed would have no substantial adverse impact on the domestic water supply for the adjoining residential properties.

Tom Lucas, an elder of the Church, testified to the operational parking plan anticipated for the proposed sanctuary. Mr. Lucas has been responsible for the parking ministry for the past seven years. He testified to the limited hours each week when maximum demands on parking arise. Mr. Lucas testified that the operational plan was developed with an expert traffic engineer to insure the safe and efficient control of traffic at

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

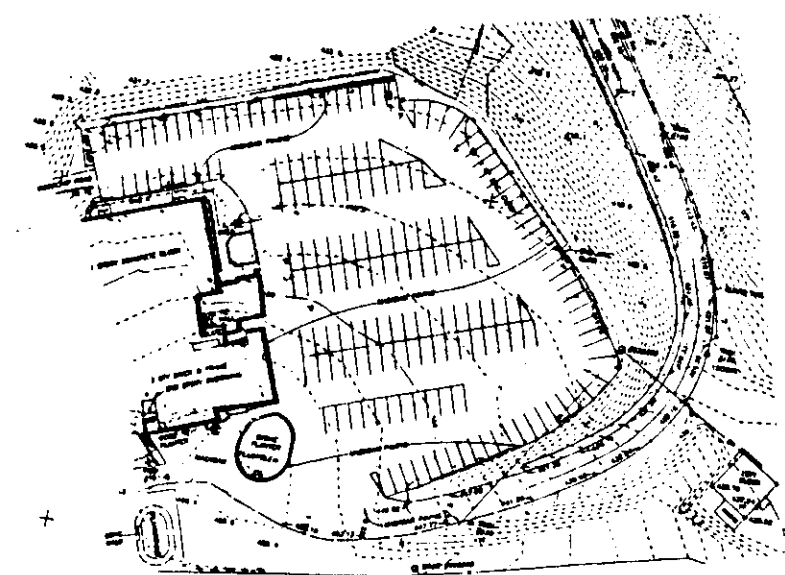
peak hours, both for pedestrian and vehicular safety. He described in detail the proposed operation, including scheduling, training of attendants, training and investigation of drivers for the buses, stations to which attendants are assigned, pedestrian and vehicular flow and circulation, phasing of lots, timing, use and parking of buses. In addition, Mr. Lucas described contingency plans for medical and weather emergencies and for alternate attendants in the event of absences. He also indicated Petitioners in the past had obtained the permission of the Lutheran High School and MTA to use their parking lots when the school lot was unavailable. Mr. Lucas also testified regarding provisions for snow and ice removal and indicated that during his seven years' experience, there had been no accidents involving personal injury.

George Gavrelis, with Daft-McCune-Walker, Inc., testified as an expert witness in the field of planning. Mr. Gavrelis described the subject site, and indicated that he had observed it and the surrounding area, both during the week and during Sunday worship services. Mr. Gavrelis described the property, improvements thereon, and its physical characteristics. In his testimony, he noted that a tour of the nearby neighborhoods revealed that religious institutions have chosen locations which offer high accessibility to Beltway interchanges. He characterized the subject site as being defined by steep slopes, adjoining roads and the Beltway. Mr. Gavrelis testified that all site edges are heavily wooded with mature trees, and that a B G & E electrical power transmission line exists on the north slope parallel to Cromwell Bridge Road. In his opinion, the plan presented creates a visual green edge around the proposed development. Mr. Gavrelis testified these physical characteristics result in two component areas suitable for development due to slope constraints; one on which

ORDER RECEIVED FOR FILING
Date 5/24/91
By [Signature]

the existing facilities are located and the other on which the proposed new sanctuary is to be located. He indicated the physical constraints prevent consolidating the existing and expanded facilities into a central core and have resulted in a development pattern which must be compacted to respect the physical and environmental constraints. Mr. Gavrelis also testified that the subject property does not adjoin any development and abuts only one dwelling, which is separated by the required 75-foot residential transition area plus an additional 30 feet which will be enhanced by further landscaping. Mr. Gavrelis also testified that the number of spaces proposed to be stadium parked, that is without access to aisles, does not exceed 30% of the overall parking spaces provided. In his opinion, the modified plan would not adversely impact surrounding communities, nor would the proposed use be contrary to the standards set forth in Section 502.1 of the B.C.Z.R. Mr. Gavrelis further testified that based on the unique characteristics of the site, strict compliance with the requirements of the zoning regulations would render conformance unnecessarily burdensome and result in an undue hardship for the Church. He concluded that, in his opinion, the granting of the relief requested would not work an injustice on the Church or other property owners in the area, and that the spirit and intent of the zoning regulations would be observed and the public safety and welfare secured.

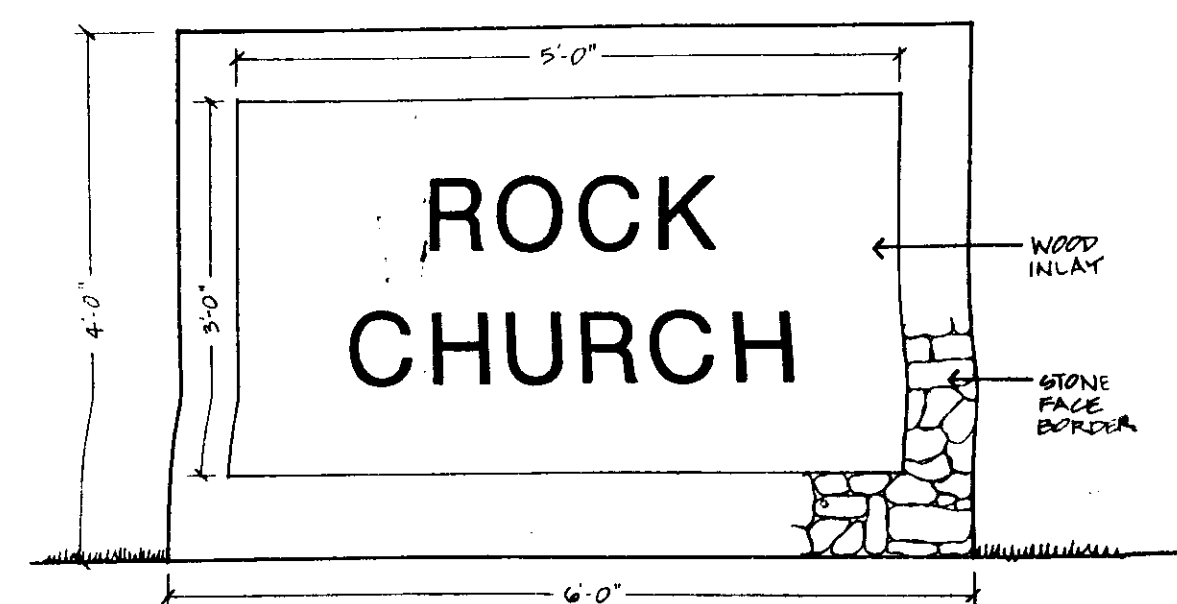
In the first two days of hearings, the Protestants questioned whether Petitioners had complied with a previously approved landscape plan. At the January 17th hearing, the Church stipulated that it would survey the planting at the site, determine any action required to conform the site to County requirements, and submit and implement a landscape plan to correct any deficiencies. A landscape plan was submitted to Baltimore



EXISTING OFF-SITE PARKING DETAIL LAYOUT
SCALE: 1" = 100'

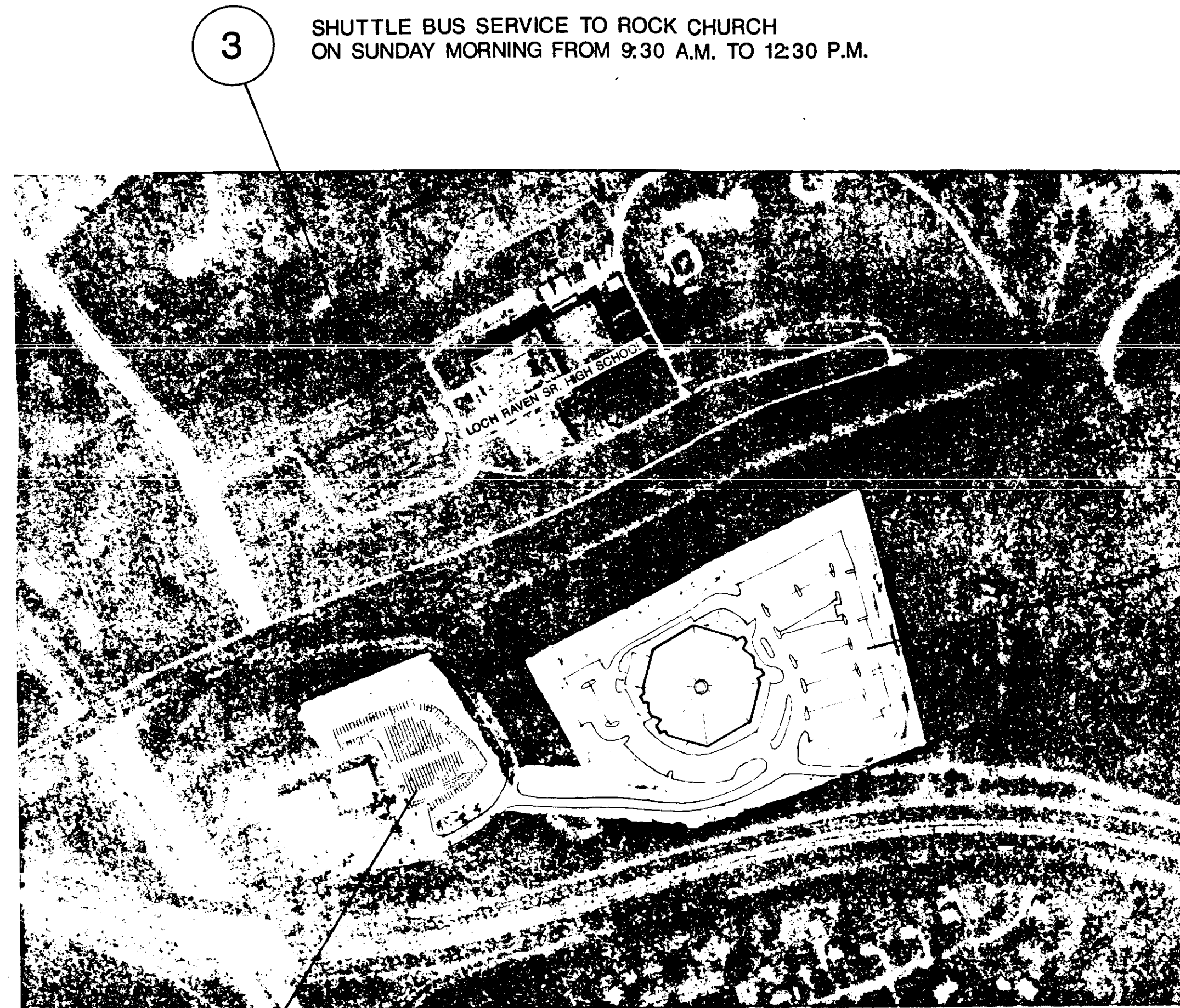
PARKING SCHEDULE

1	PROPOSED ON-SITE PARKING	494 SPACES
2	EXISTING OFF-SITE PARKING (ROCK CHURCH)	175 SPACES
3	EXISTING OFF-SITE PARKING (LOCH RAVEN H.S.)	112 SPACES
TOTAL AVAILABLE PARKING		781 SPACES

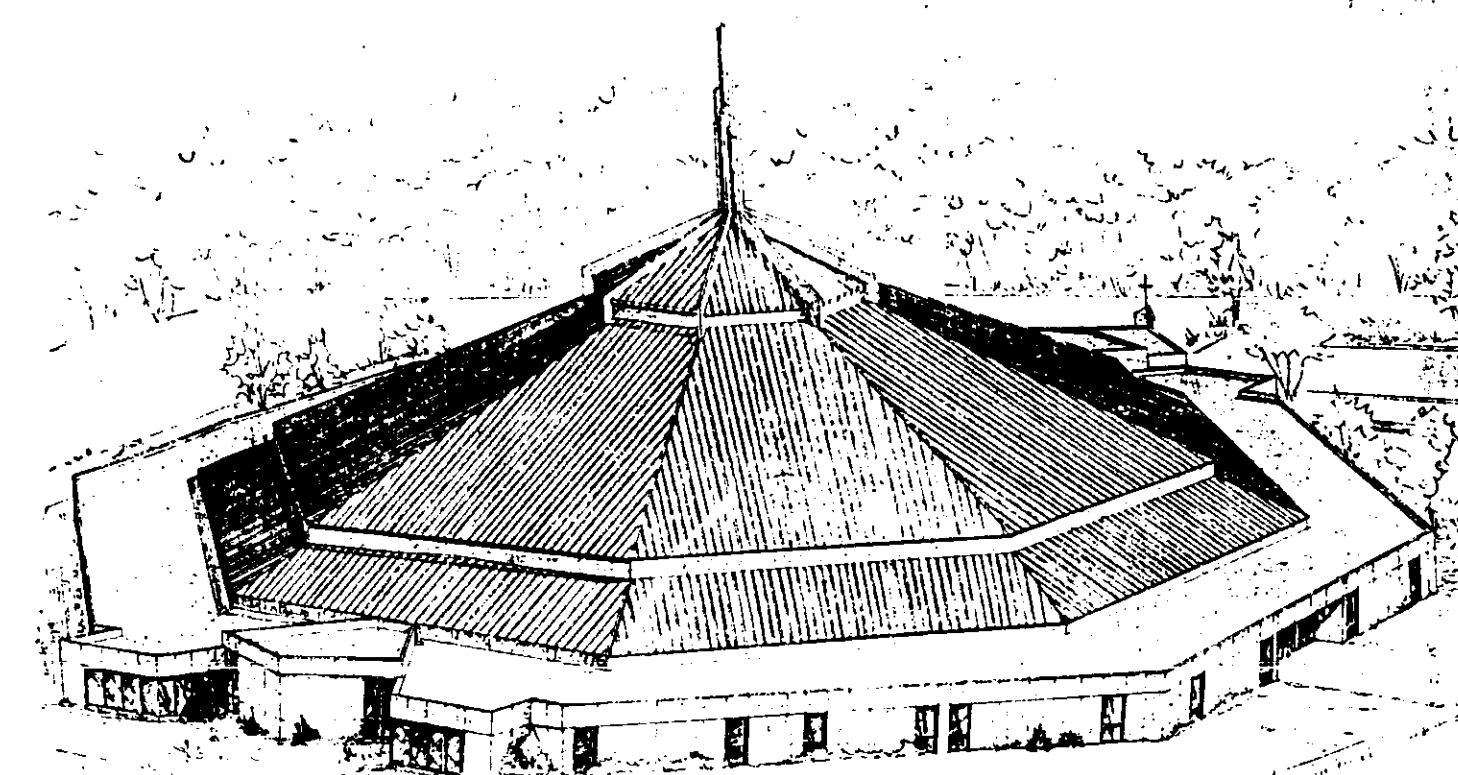


EX. SIGN at Driveway Entrance @ Cromwell Bridge Road

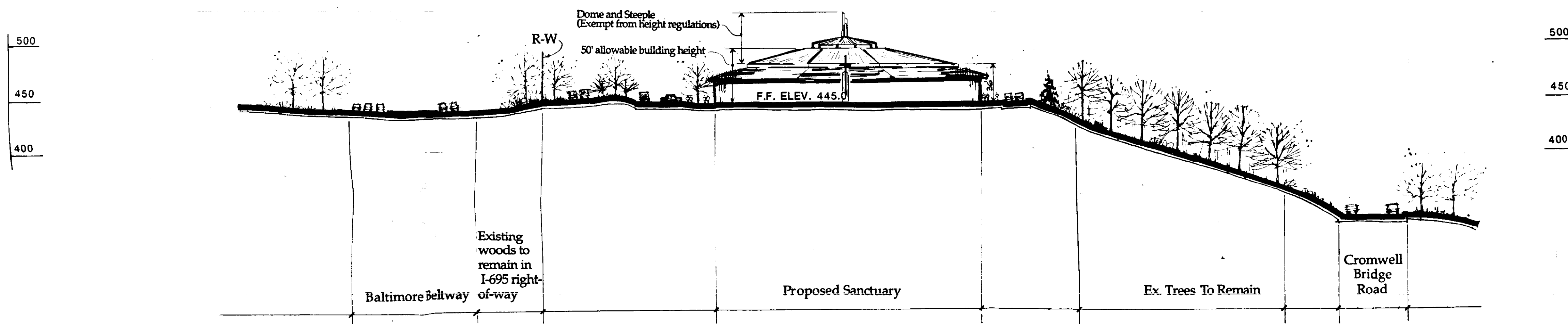
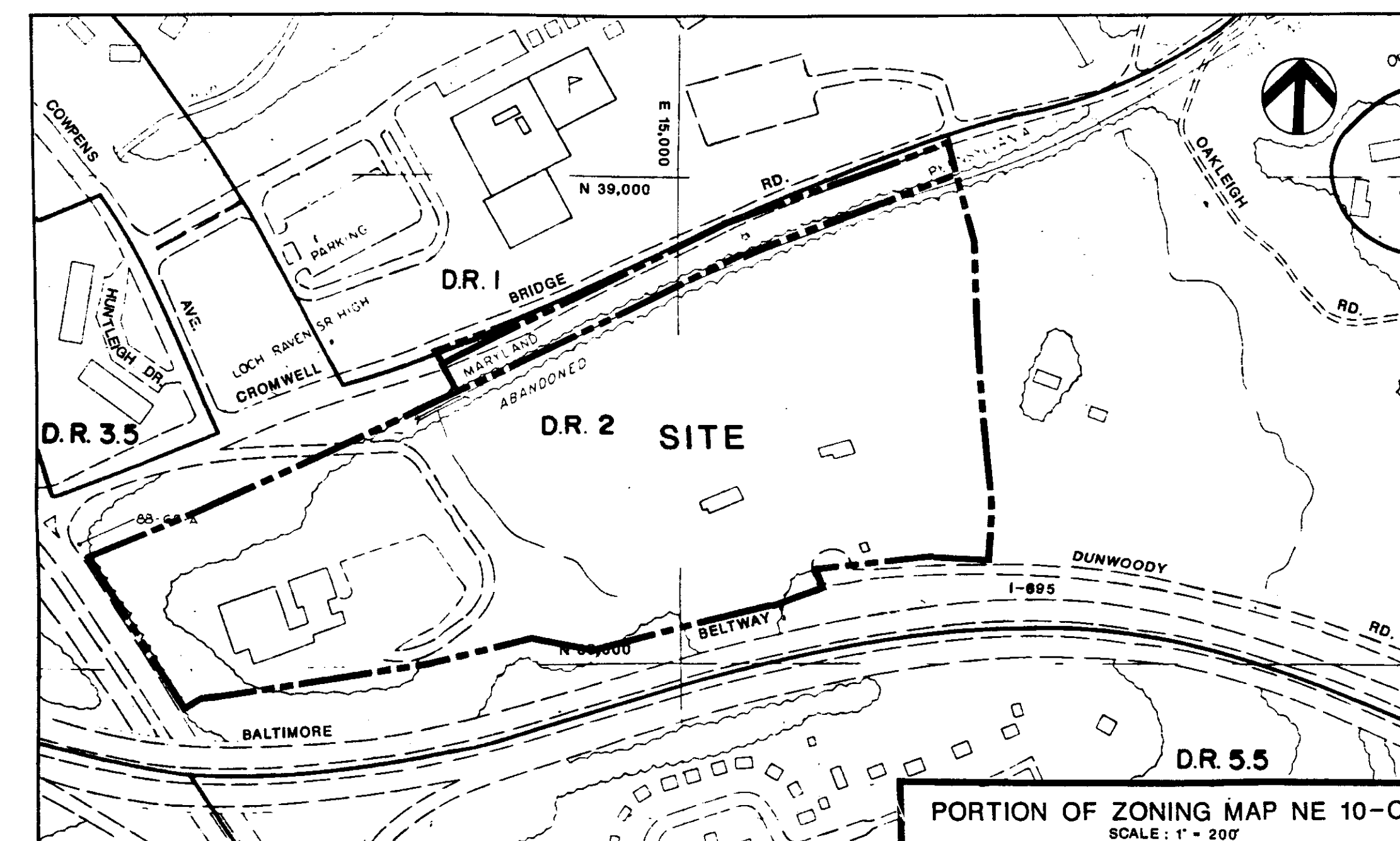
SIGN PERMIT was applied for and issued October 30, 1984.
BUILDING PERMIT No. 70810 CONTROL No. SI-1530



PARKING SCHEME
SCALE 1" = 200'



GENERAL ARCHITECTURAL VIEW
NOT TO SCALE



SECTION A
VIEW FROM I-695
HORIZ. 1" = 50'
VERT. 1" = 50'

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE (301) 280-3333
DAFT-McCUNE-WALKER, INC.

ROCK CHURCH PLAN & PLAT TO ACCOMPANY ZONING PETITION

PARKING SCHEME / SITE SECTION

DATE		REVISIONS
11/21/80	REVISED PARKING SCHEDULE AS PER EX. LAY	
12/10/80	ADD EX. SIGN DETAIL	
1/16/81	PERFECTED SECTION	
5/4/81	ADD EX. OFF-SITE PARKING LAYOUT	
SCALE:		AS NOTED
JOB ORDER NO.		88085A
ISSUE DATE		7/30/90
SHEET		2 OF 2

County on January 7, 1991, and subsequently approved. That plan has been modified in connection with an agreement between the Church and the Chatterleigh Association.

There was also testimony and cross examination relating to the use of Dunwoody Road for access to the new sanctuary. Testimony by the Church, consistent with the requirements of the CRG plan, was that the Church does not intend to use Dunwoody Road, but Baltimore County is requiring that emergency access be maintained.

At the hearing of March 12, 1991, the Protestants, by John Pfeifer, Esquire, and V. Charles Rinaudo, Esquire, on behalf of the Chatterleigh Association, and Michael Gisriel, Esquire, on behalf of Mr. & Mrs. Veit, appeared and testified that after numerous meetings, the parties had reached agreements and the Protestants would be withdrawing their objections subsequent to the receipt of a written agreement. For that reason, the parties requested that the case be continued until the agreed upon date of March 21, 1991. All parties agreed that if the Protestants did not appear at the hearing on March 21, 1991, they had withdrawn their objections to the request. At the hearing held on March 21, 1991, Petitioners, by Rev. Pierce, appeared, testified and were represented by Counsel. No Protestants appeared.

After confirming that Petitioners had obtained the consent of all parties, the Deputy Zoning Commissioner expressed concerns due to the size of the proposed sanctuary, traffic that would be generated, parking arrangements, and site constraints regarding ingress and egress to the site. For that reason, the Petitioners and the Deputy Zoning Commissioner discussed and agreed upon appropriate restrictions which would require a re-examination of the site relative to traffic, parking, etc., once there

- 9 -

is a substantial increase in the number of members attending the services. Petitioners were advised that a review of the operation by the Baltimore County Fire Department and Department of Traffic Engineering would be required at such time when the sanctuary was being used at a capacity of 2500 individuals. Petitioner was further advised that the study would be conducted over a minimum six-month period which must include the winter months of December through February. It was understood that the appropriateness of any increase in the seating capacity of 2500 would be based upon the findings of the aforementioned studies (See Restriction 4 set forth hereinafter).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted, subject to restrictions. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of May, 1991 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 85-126-A to permit a modified parking plan, pursuant to Section 409.12B of the Baltimore County Zoning Regulations (B.C.Z.R.), which a) provides some of the required parking more than 500 feet walking dis-

- 10 -

tance from the principal building entrance; b) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant; and c) provides 112 parking spaces on a satellite lot from which shuttle bus service is provided, in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a landscaping plan which has been approved by the Director and/or Deputy Director of Planning. Said plan must first be submitted to Michael Tanczyn, Esquire and John Pfeifer, Esquire for verification that said plan is as agreed upon between the parties. The approved landscaping shall be implemented prior to the issuance of any occupancy permits for the new sanctuary unless determined by the Office of Planning that landscaping cannot be completed for valid reasons, such as seasonal weather conditions.

3) When the sanctuary is in use, there shall be no separate functions held in any of the other buildings on the site.

4) When attendance reaches 2500, there shall be no further increase in attendance until Petitioners have notified in writing, the Fire Department and the Department of Traffic Engineering and have provided said Departments a minimum six-month period to monitor the traffic and parking generated from the site. Said period must include the winter months of December through February. If either Department notifies the Zoning Commissioner within said period that in their opinion, increasing the attendance from 2500 to 3,096 will create a safety and/or traffic problem, there shall be no use of the sanctuary for greater than 2500 individuals, unless Petitioners are authorized to

- 11 -

increase the number after a public hearing and an order modifying this restriction has been issued.

5) Petitioners are required to set forth by written notice to the Fire and Traffic Engineering Departments the date by which they must notify the Zoning Commissioner of any concerns they may have if the sanctuary is used for greater than 2500 individuals and shall file a copy of both letters to the Zoning Commissioner's Office for inclusion in the case file.

6) Prior to the occupancy and use of the proposed sanctuary, a traffic signal must be installed at the proposed entrance to the site at Cowpens Avenue and Cromwell Bridge Road, unless the Department of Traffic Engineering and State Highway Administration determines it is unnecessary.

7) The use of Dunwoody Road shall be limited to emergency access only.

8) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

- 12 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
May 30, 1991
887-3353

Deborah C. Dopkin, Esquire
405 Allegheny Avenue
Towson, Maryland 21204
RE: PETITION FOR SPECIAL HEARING
SE/Corner Cromwell Bridge Road at Loch Raven Boulevard
(1607 Cromwell Bridge Road)
9th Election District - 4th Councilmanic District
Rock Church - Petitioner
Case No. 91-94-SPH

Dear Ms. Dopkin:
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

cc: Michael Gisriel, Esquire
210 E. Lexington Street, Suite 400, Baltimore, Md. 21202
V. Charles Rinaudo, Esquire
22 W. Pennsylvania Avenue, Suite 403, Towson, Md. 21204
John W. Pfeifer, Esquire
326 St. Paul Place, Suite 100, Baltimore, Md. 21202
Michael Tanczyn, Esquire
606 Baltimore Avenue, Suite 106, Towson, Md. 21204
Mr. William F. Gebhardt
1215 Brook Meadow Drive, Baltimore, Md. 21204
People's Counsel; File

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Deborah C. Dopkin
(Type or Print Name)
Signature _____
Address _____
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 825-1099
Legal Owner(s): _____
Rock Church
(Type or Print Name)
By: _____
Signature _____
Rev. Bart Pierce
(Type or Print Name)
Signature _____
Address _____
Baltimore, Maryland 21234
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Chris Trionfo
Name _____
8304 Harford Road
Address _____
661-4488
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of May, 1991, at 9:30 o'clock P.M.
J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 5/31/91
By [Signature]

ESTIMATED FILING OF HEARING - 1/2 HR. + 1/2 HR. (over)
MON./WED. - 1/2 HR. + 1/2 HR. (over)
REVISED BY: CAM DATE: 2 Aug 1990

PETITION FOR SPECIAL HEARING Rock Church, Petitioner

To approve a modified parking plan, pursuant to § 409.12B of the Baltimore County Zoning Regulations, which plan:

- Provides some of the required parking more than 500 feet walking distance from the principal building entrance as otherwise required by § 409.7B;
- Permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant as otherwise required by § 409.4.B.1; and
- Provides 112 parking spaces on a satellite lot from which shuttle bus service is provided in lieu of the requirements of § 409.7B and C;
- An amendment to the variance and site plan approved in Case No. 85-126A, and conform them to the site plan accompanying this petition, if the Zoning Commissioner deems the same is required.

HELLMAN & REDMOND
ATTORNEYS AT LAW

DAFT MFCUNE WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3373 FAX 301 296 4705
Land Planning & Development Consultants



Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

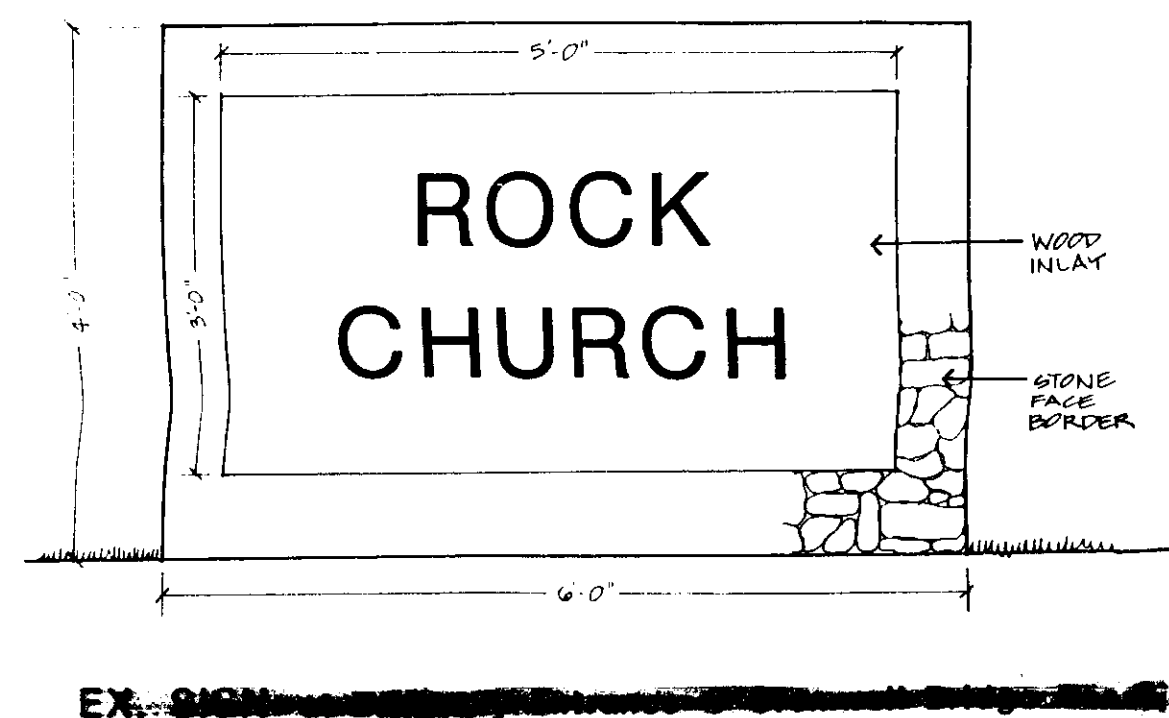
Description
To Accompany Zoning Petition
23.9 Acre Parcel
South Side of Interstate 695
Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point in the center of Cromwell Bridge Road, variable width, said point being Northeasterly 480 feet, more or less from the intersection of the centerline of Cowpens Road with the centerline of Cromwell Bridge Road, thence continuing to run and bind on the centerline of Cromwell Bridge Road, the six following courses and distances, viz: (1) North 75 degrees 25 minutes East 260 feet, thence (2) North 71 degrees 25 minutes East 200 feet, thence (3) North 69 degrees 25 minutes East 115 feet, thence (4) North 69 degrees 26 minutes East 213 feet, thence (5) North 74 degrees 05 minutes East 200 feet, and thence (6) North 78 degrees 35 minutes East 130 feet, thence leaving said centerline and running (7) South 09 degrees 34 minutes East 224.42 feet, and thence (8) South 04 degrees 46 minutes 19 seconds West 660.94 feet to intersect the northern right-of-way line of Interstate 695, thence running and binding on said right-of-way line, the ten following courses and distances, viz: (9) North 82 degrees 30 minutes West 149 feet, thence (10) North 89 degrees 30 minutes West 194 feet, thence (11) South 13 degrees 00 minutes East 41 feet, thence (12) South

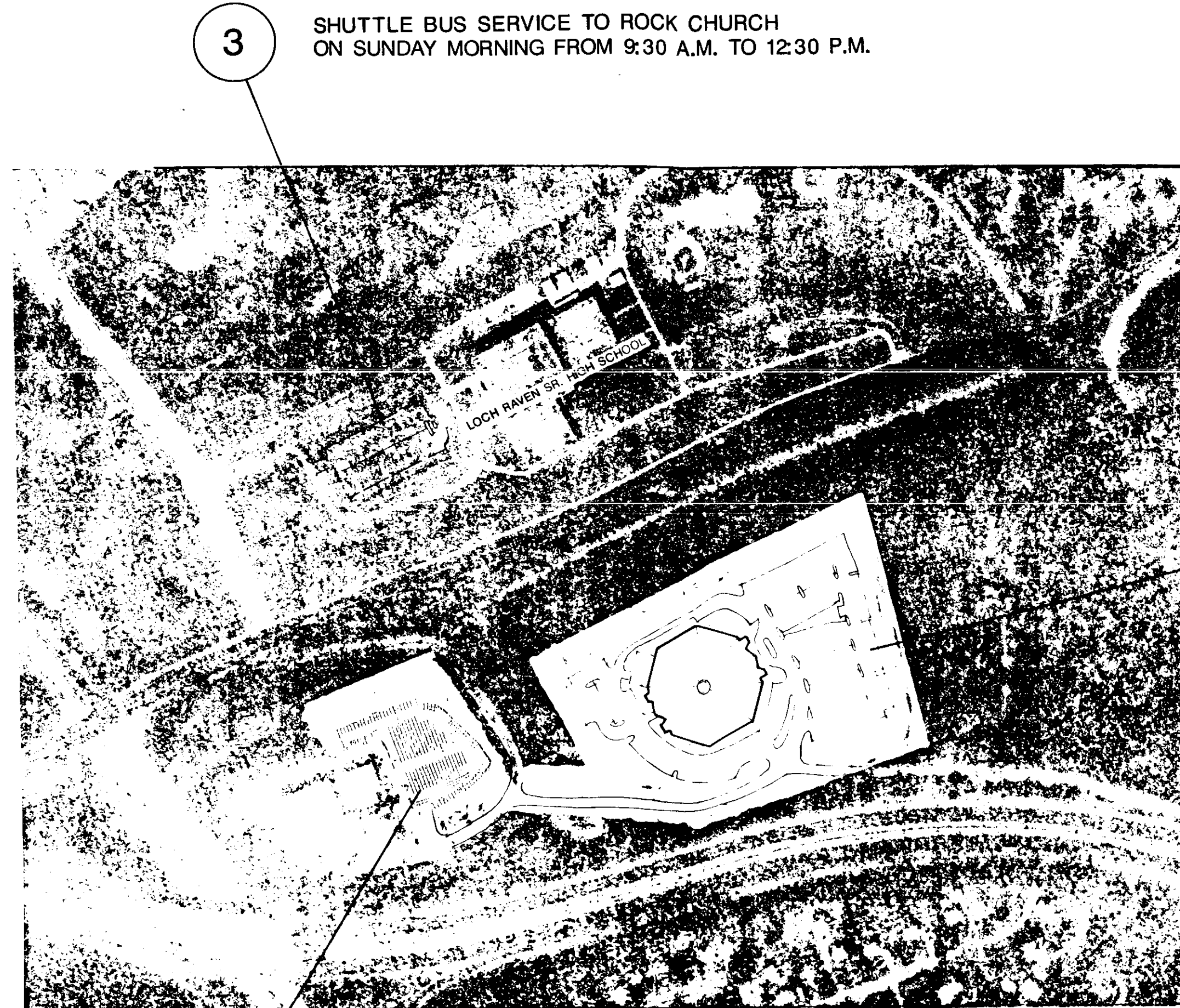
Page 1 of 3

PARKING SCHEDULE

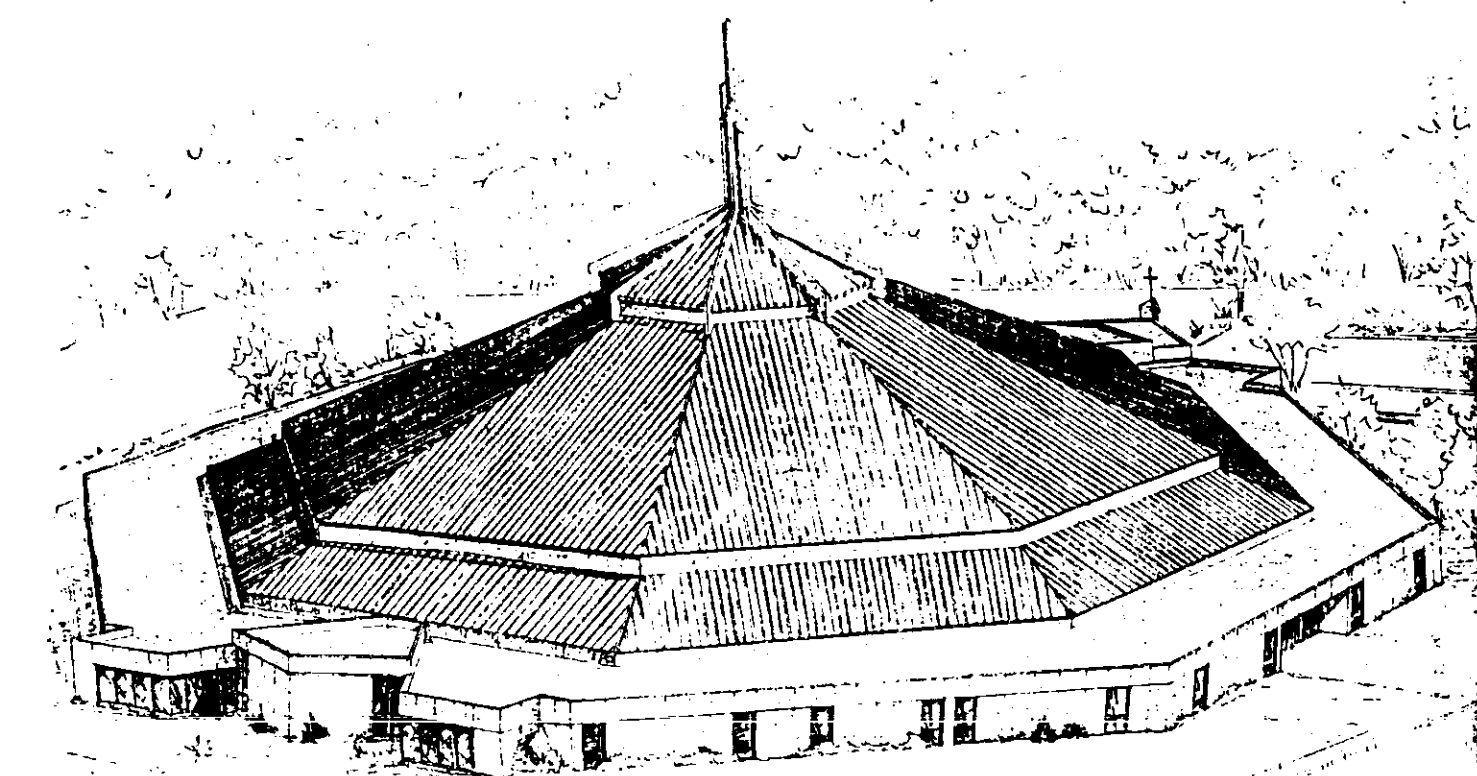
1	PROPOSED ON-SITE PARKING	794 SPACES
2	EXISTING OFF-SITE PARKING (ROCK CHURCH)	175 SPACES
3	EXISTING OFF-SITE PARKING (LOCH RAVEN H.S.)	112 SPACES
TOTAL AVAILABLE PARKING		781 SPACES



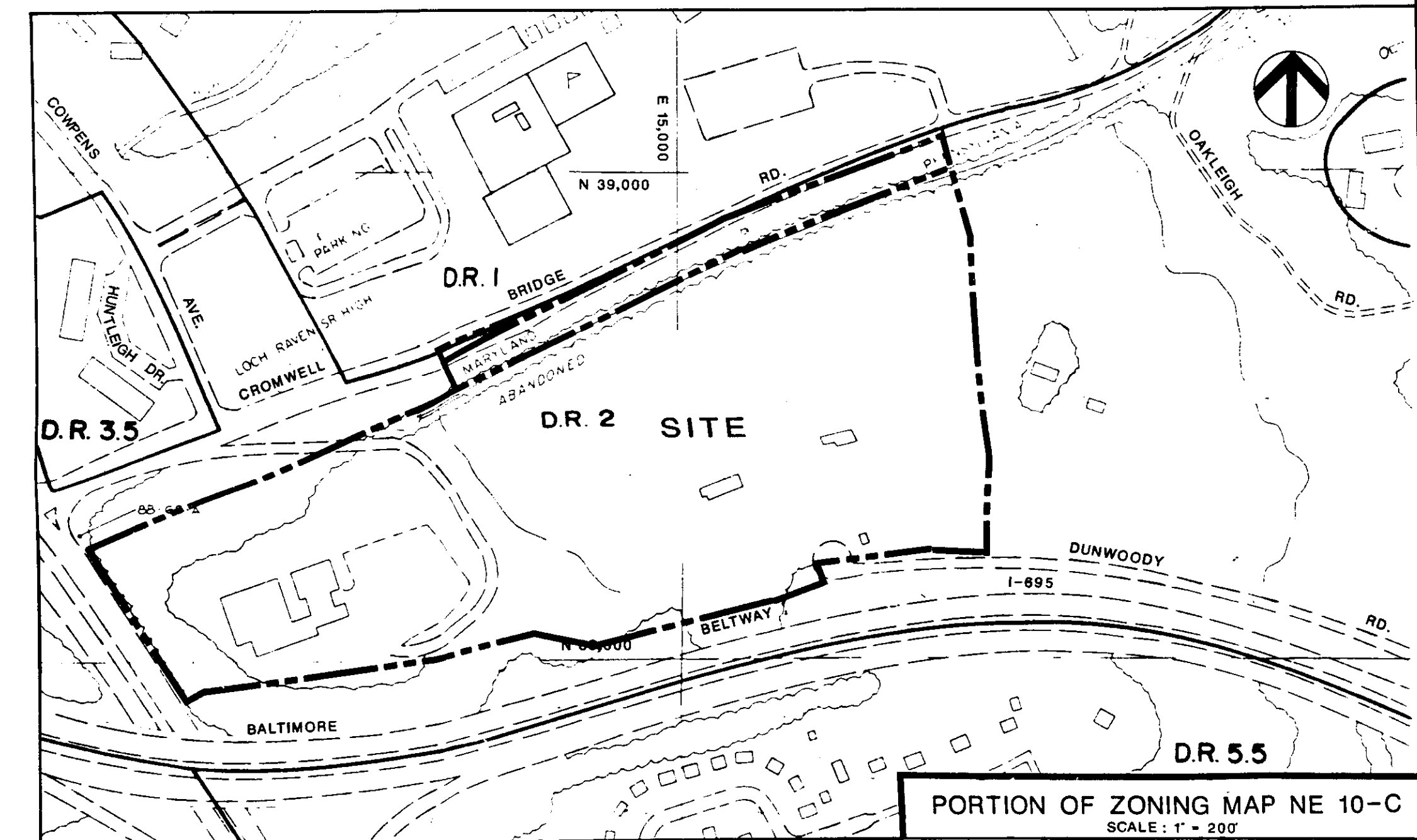
EX. SIGN
SIGN PERMIT was applied for and issued October 30, 1984.
BUILDING PERMIT No. 70810 CONTROL No. SI-1330



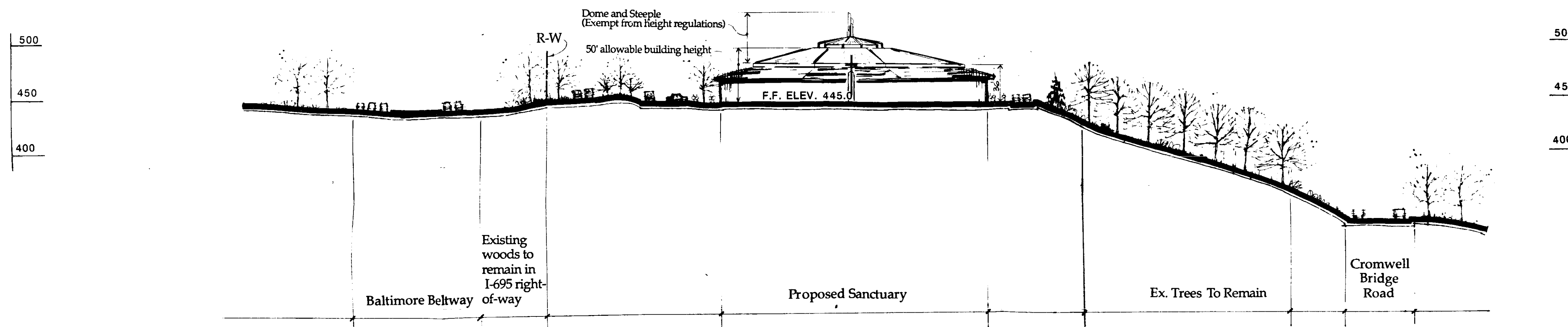
PARKING SCHEME
SCALE 1" = 200'



GENERAL ARCHITECTURAL VIEW
NOT TO SCALE

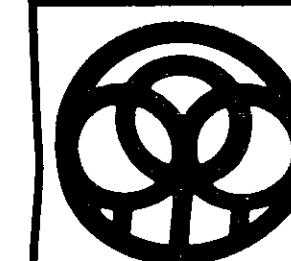


PORTION OF ZONING MAP NE 10-C
SCALE: 1" = 200'



SECTION A
VIEW FROM I-695
HORIZ. 1" = 50'
VERT. 1" = 50'

PRINTED
JAN 16 1991
DAFT-McCUNE-WALKER, INC.

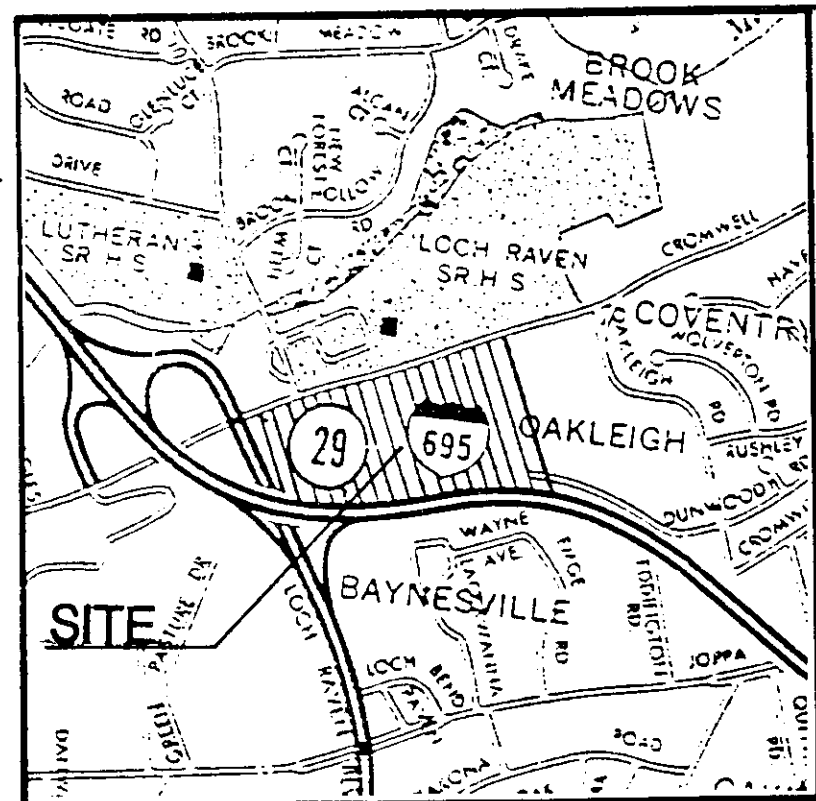


DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE (410) 295-3333

ROCK CHURCH PLAN & PLAT TO ACCOMPANY ZONING PETITION

PARKING SCHEME / SITE SECTION

DATE		REVISIONS	SCALE
11/21/90		REVISED PARKING SCHEDULE A** PER E.L.T.	AS NOTED
1/16/91		REVISED SECTION	JOB ORDER NO. 88085A
			ISSUE DATE 1/30/90
			SHEET 2 OF 2



VICINITY MAP SCALE: 1" = 1000'

LEGEND

- 25%+ SLOPES
- LIGHT POLE
- LIMIT OF FORESTED BUFFER EASEMENT
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR / EVERGREEN TREE
- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED
- APPROX. LIMIT OF DISTURBANCE

General Notes

- Owner/Applicant: The Rock Church of Baltimore, 1400 Cromwell Bridge Road, Baltimore, MD 21224, (301) 882-2127
- Election District 9; Councilmanic District 6; Census Tract 497.01
- Waterbed 4; Subwatershed 28
- Site Data:
 - Current Zoning and Access: Zone DR-2
 - Net Site Area = 14.32 Ac.
 - Gross Site Area = 15.09 Ac. (incl. 30' of Cromwell St. Rd. and Dunwoody R/W)
- Proposed: 57,240 S.F. Church Sanctuary (3,096 seats)
- Parking:
 - Required = 3,096 Seats @ 1/4 = 774 P.S.
 - Proposed = On-Site Parking: 270 Spaces
 - Handicapped Parking: 20 Spaces (5)
 - Attendant Directed Parking: 999 Spaces
 - Off-Site Parking: 115 Spaces
 - Rock Church (Attendant Directed): 115 Spaces
 - Rock Church (Handicapped): 20 Spaces

All spaces will be a minimum of 12' x 15' feet. All on and off-site parking areas will be paved with a concrete or asphalt surface of minimum 4" and 6" respectively. Striping will not be provided. Attention to trees, existing and proposed, see notes 10 and 11.

A special hearing has been requested to secure approval. See detail submitted on June 14, 1990.

10,794 S.F. Parking @ 1/4 = 11,000 S.F. Pkg. Area

Landscaping Planting

Required: 1,963 S.F. Adj. Rd. # 1/4 = 49 P.S. (13 MD)
 1,140 S.F. # 1/2 = 28 P.S. (13 MD)
 2,700 S.F. # 1/2 = 67 P.S. (13 MD)
 2,700 S.F. # 1/2 = 67 P.S. (13 MD)
 Total: 6,403 S.F. # 1/2 = 154 P.S. (13 MD)

10,794 S.F. Parking @ 1/4 = 11,000 S.F. Pkg. Area

All planting will be in accordance with the Baltimore County Landscape Manual. The recommended transition area buffer will be planted in accordance with Landscape Manual, 1990.

5. Existing walls or signs shall be maintained prior to growing permits.

6. Soils

Soil Series	Hydro	Rich	Without	Street &
Symbol	Class	Element	Element	Paving
Glenora (Gd2)	S	Slight	Slight	Moderate: Slope
Glenora (Gd2)	C	Severe: High	Moderate: High	Severe: High
Glenora (Gd2)	C	Severe: High	Moderate: High	Severe: High
Nevers (Nc2)	S	Moderate: Slope	Moderate: Slope	Severe: Slope
Nevers (Nc2)	S	Severe: Slope	Severe: Slope	Severe: Slope

As per Section 21-99, where development occurs upon soils with possible severe or moderate limitations, a study will be taken to determine whether such conditions exist and the alteration at which they occur. Before any be erected by grading or leveling, high water table and poor drainage will be corrected by grading or construction of underground drains. The street slopes shown on the plan which are to be graded will be vegetatively stabilized as soon as possible after construction. The appropriate action to be taken will be determined during construction by a licensed professional soils engineer.

7. The site is predominantly wooded. Existing trees will be preserved wherever possible.

8. The existing inventory which conditions to be relocated as shown on plan. Existing poles, signs, structures, and fences are to be removed. There are no existing structures on-site.

9. The existing stream or shown on the plan has no 100-foot floodplain. No clearing, grading, or disturbance of vegetation shall occur in Forest Buffer Easement except as permitted by Baltimore County Zoning. Protective easements governing the use of the Forest Buffer Easement shall be recorded in the Land Records of Baltimore County.

10. All lighting fixtures to illuminate the parking areas shall be arranged to reflect light away from public streets or the adjoining residential zone.

11. Owner: The Rock Church of Baltimore, 1400 Cromwell Bridge Road, Baltimore, MD 21224

Deed Reference: SEE J. 695/377, 38 755/225

Tax Account No.: 092002380, 00001424

12. Estimated Average Daily Traffic:

Weekday 57,240 S.F. @ 0.77/1,000 S.F. = 441 A.D.T./Hr
 Thursday, Evening and Sunday: 57,240 S.F. @ 0.31/45/1,000 S.F. = 1,800 A.D.T./Hr

13. Easement quality for the 2 and 3rd row areas will be damaged in the proposed wet pond shown on the plan. Stormwater will be directed into drainage ditches. Illustration for the 2 and 3rd row areas shown on the plan. Stormwater will be directed into drainage ditches. Illustration for the 2 and 3rd row areas shown on the plan.

14. Wetlands occur within the stream channel. There are no other critical areas, wetlands, or other sensitive areas, archaeological sites, endangered species habitats or historical resources on this site.

15. Trees will be collected by a private contractor.

16. All trees and shrubs will be removed from the stream channel prior to grading.

17. All off-site buildings and small lots of trees (less than 2 acres) that have a R.T.C. are shown with the required 300 feet and 250 feet set.

18. All signs will comply with Section 412.1.0 (D2) and all zoning sign policies.

19. The Rock Church has the permission of Loch Raven High School to use the parking lot on Sunday mornings from 8:00 a.m. to 12:00 p.m. for overflow parking. In the event that Loch Raven High School parking lot will be unavailable on a particular Sunday the school will notify the church in advance.

LOCH RAVEN SENIOR HIGH SCHOOL

BOARD OF EDUCATION
 4871/541
 4893/184
 22.27 Ac.

D.R. 1

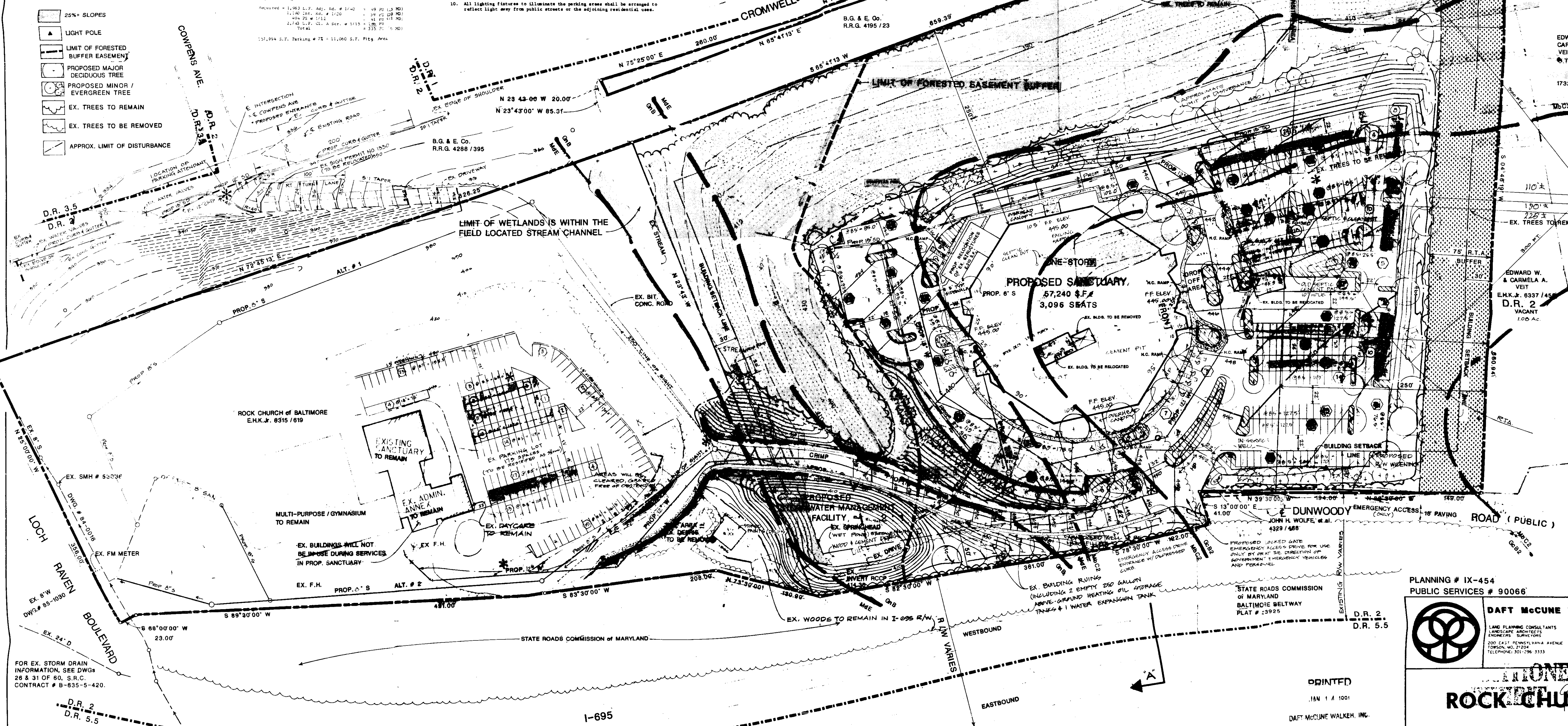
FOR SECTION AND ELEVATIONS SEE SHEET 2 OF 2

B.G. & E. Co.
 R.R.G. 4175/448

10. Petition will be filed to correct all zoning conditions as may be required.

11. Access road shall be posted with one lane right along the entire length.

12. All construction for this project will access the site from Cromwell Bridge Road.



FOR EX. STORM DRAIN INFORMATION, SEE DWGS 28 & 31 OF 80, S.R.C. CONTRACT # B-835-S-420.

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 409.12B of the Baltimore County Zoning Regulations, which plan:

1. Pertains to the proposed parking plan for the 57,240 S.F. Church Sanctuary (3,096 seats) and 270 spaces of on-site parking, 20 spaces of handicapped parking, and 999 spaces of attendant directed parking.

2. Pertains to the proposed parking plan for the 57,240 S.F. Church Sanctuary (3,096 seats) and 270 spaces of on-site parking, 20 spaces of handicapped parking, and 999 spaces of attendant directed parking.

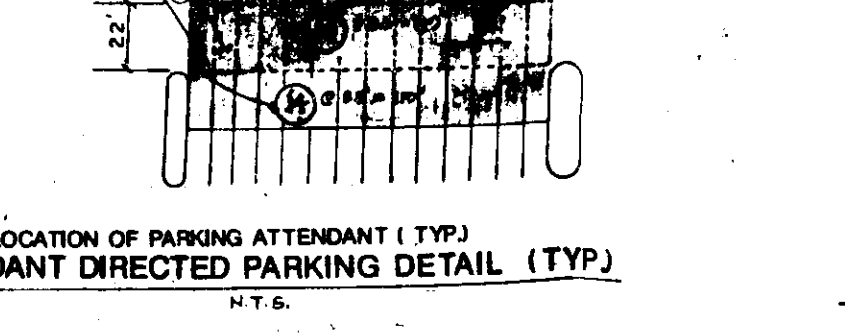
3. Pertains to the proposed parking plan for the 57,240 S.F. Church Sanctuary (3,096 seats) and 270 spaces of on-site parking, 20 spaces of handicapped parking, and 999 spaces of attendant directed parking.

4. An owner/tenant in the petition and the plan approved in Case No. 85-136A, shall maintain them to the site plan accompanying this petition, in the Zoning Commission's files for use if required.

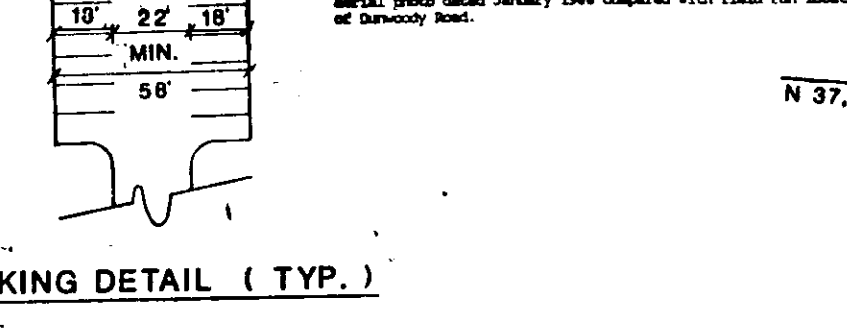
NO. OF PARKING SPACES WITHOUT ACCESS (TYP)



NO. OF PARKING SPACES WITH ACCESS (TYP)



PARKING DETAIL (TYP.)



Summary of November 21, 1990, revisions:

- Limit of existing parking for church parking lot revised per field run topography.
- The layout and number of parking spaces provided on existing church lot revised accordingly.
- The limits of attendant directed parking at the new sanctuary parking lot were revised to meet parking requirements.

Parking Comparison:

Item	Original No. of Spaces	Revised No. of Spaces	Change
Existing	332	179	-153
Loch Raven High School	112	112	0
Sanctuary	952	0	
Total	1496	1243	-253

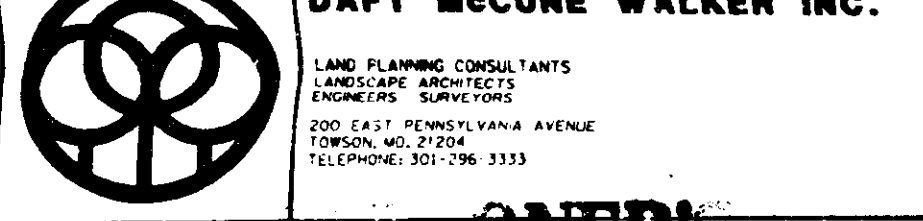
Number of parking spaces required = 774

DATE: 1/11/91

REVISION: REVISE TAX ACT NO., ADD NOTE # 22

DATE	REVISIONS
1/11/90	PARKING, REVISIONS, & DISTANCE
2/29/90	FIN. CRG. COMMENTS
3/10/90	CHANGE STADIUM, REVISIONS TO 222
10/28/90	CLARIFY ATTENDANT DIRECTED PARKING
11/21/90	REVISE PARKING PER TRIP AT EX. STORM DRAIN
12/19/90	REVISE MANUALLY LINE 2 FOR BASE REVISION

PLANNING # IX-454
 PUBLIC SERVICES # 90066



DAFT McCUNE WALKER INC.

LAND PLANNING CONSULTANTS
 ENGINEERS, ARCHITECTS, SURVEYORS
 100 EAST REMEMBERS AVENUE
 FORT MONROE, VA 22031
 TELEPHONE: 202/278-3333

ROCK CHURCH

PLAN # PLAT TO ACCOMPANY
 ZONING PETITION



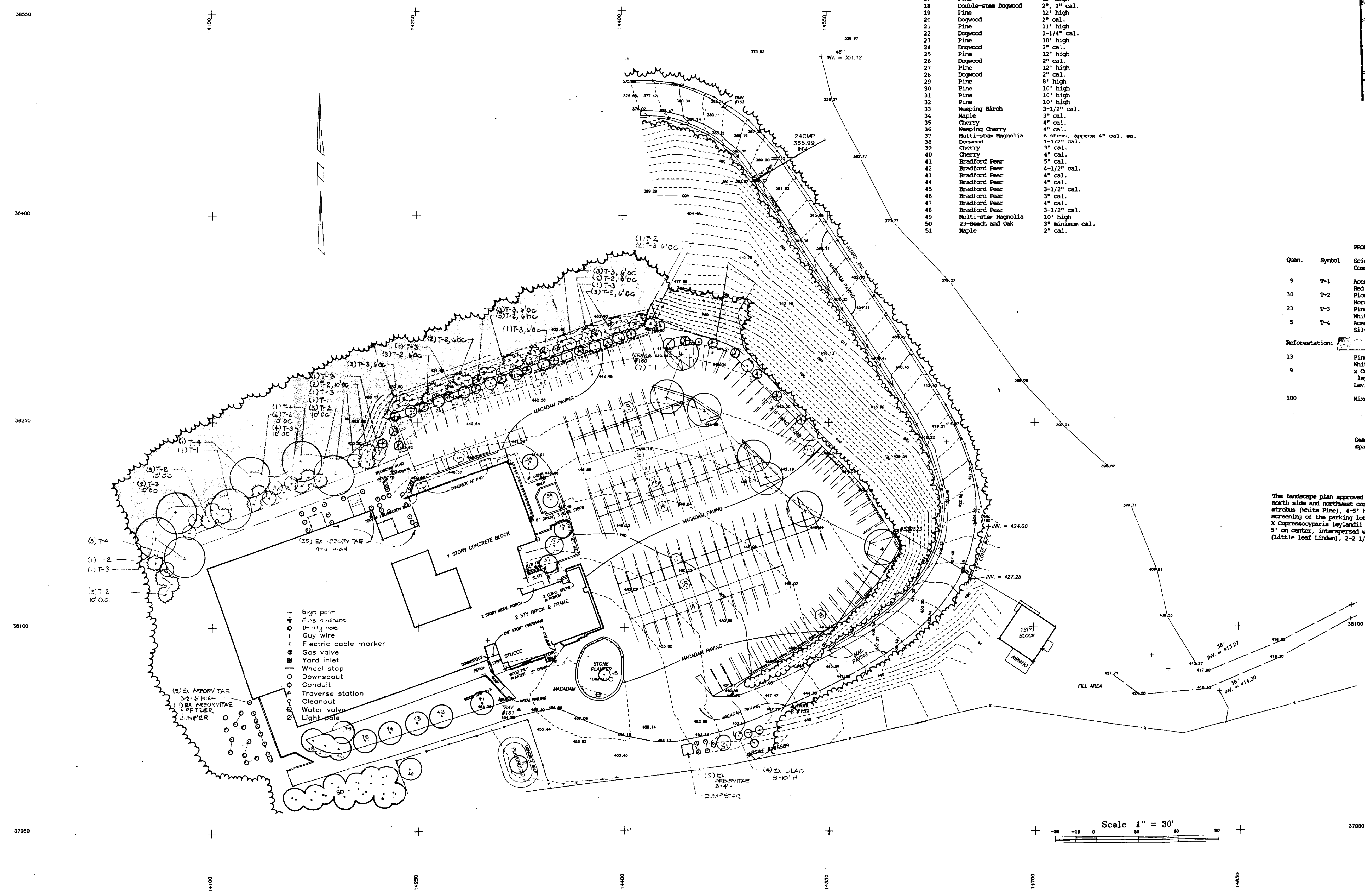
DATE	REVISIONS
1/11/90	PARKING, REVISIONS, & DISTANCE
2/29/90	FIN. CRG. COMMENTS
3/10/90	CHANGE STADIUM, REVISIONS TO 222
10/28/90	CLARIFY ATTENDANT DIRECTED PARKING
11/21/90	REVISE PARKING PER TRIP AT EX. STORM DRAIN
12/19/90	REVISE MANUALLY LINE 2 FOR BASE REVISION

SCALE: 1" = 50'

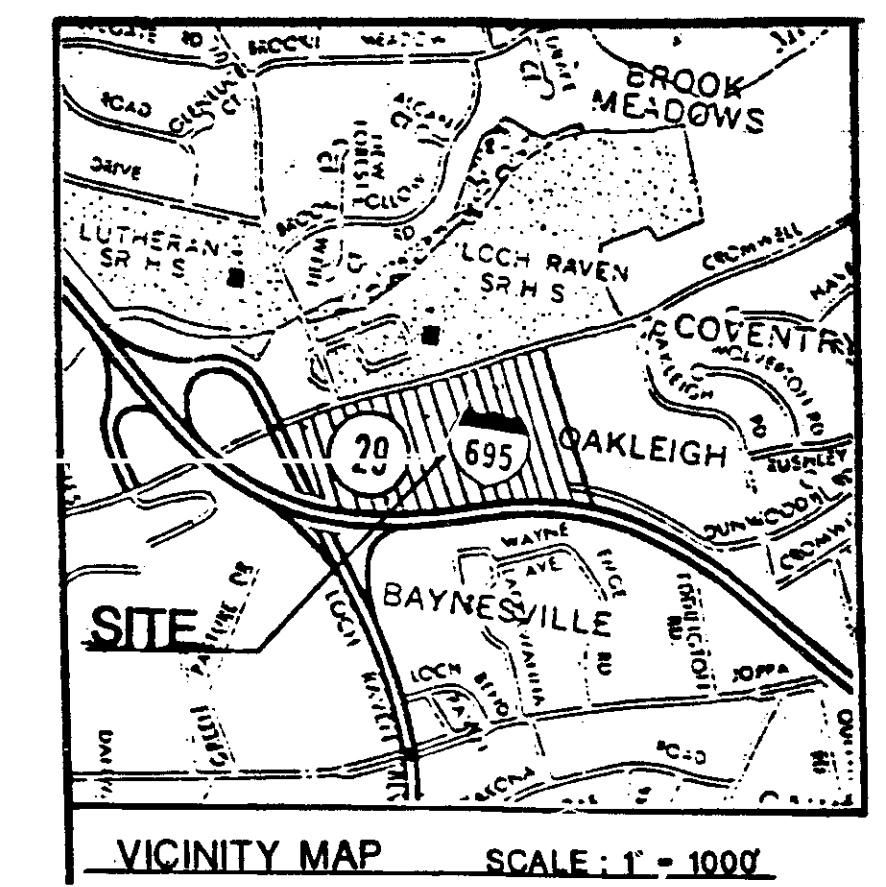
JOB ORDER NO. 88085A

ISSUE DATE 2/20/90

SHEET 1 OF 2



Existing Trees		
Number	Common Name	Size
1	Pine	10' high
2	Pine	10' high
3	Pine	8-1/2' high
4	Double-stem Dogwood	3-1/2", 1" cal.
5	Pine	10-1/2' high
6	Pine	10' high
7	Dogwood	4' high
8	Pine	12' high
9	Dogwood	2" cal.
10	Pine	10' high
11	Pine	9' high
12	Double-stem Dogwood	2", 2" cal.
13	Pine	8' high
14	Dogwood	2" cal.
15	Pine	10' high
16	Triple-stem Dogwood	4", 1", 1/2" cal.
17	Pine	12' high
18	Double-stem Dogwood	2", 2" cal.
19	Pine	12' high
20	Dogwood	2" cal.
21	Pine	11' high
22	Dogwood	1-1/4" cal.
23	Pine	10' high
24	Dogwood	2" cal.
25	Pine	12' high
26	Dogwood	2" cal.
27	Pine	12' high
28	Dogwood	2" cal.
29	Pine	8' high
30	Pine	10' high
31	Pine	10' high
32	Pine	10' high
33	Weeping Birch	3-1/2" cal.
34	Maple	3" cal.
35	Cherry	4" cal.
36	Weeping Cherry	4" cal.
37	Multi-stem Magnolia	6 stems, approx 4" cal. ea.
38	Dogwood	1-1/2" cal.
39	Cherry	3" cal.
40	Cherry	4" cal.
41	Bradford Pear	5" cal.
42	Bradford Pear	4-1/2" cal.
43	Bradford Pear	4" cal.
44	Bradford Pear	4" cal.
45	Bradford Pear	3-1/2" cal.
46	Bradford Pear	3" cal.
47	Bradford Pear	4" cal.
48	Bradford Pear	3-1/2" cal.
49	Multi-stem Magnolia	10' high
50	23-Beach and Oak	3" minimum cal.
51	Maple	2" cal.



PROPOSED PLANTING				
Quan.	Symbol	Scientific Name/ Common Name	Size	Cond.
9	T-1	Acer rubrum	2-2 1/2' cal.	B&B
30	T-2	Pinus strobus	5-6' Ht.	B&B
23	T-3	Pinus strobus	5-6' Ht.	B&B
5	T-4	Acer saccharinum	2-2 1/2' cal.	B&B
Reforestation:				
13		Pinus strobus	3-4' Ht.	container
9		White Pine	3-4' Ht.	container
100		Mixed 2 yr. seedlings and whips:		
		Acer rubrum	Red Maple	
		Pinus strobus	American Beech	
		Quercus prinus	Chestnut Oak	
		Quercus rubra	Red Oak	
Seedlings and whips shall be bare-root, spaced 12' OC.				

The landscape plan approved 07/02/85 indicated screening of the north side and northwest corner of the Gymnasium with 32 Pinus strobus (White Pine), 4-5' high, spaced 6' on center, and screening of the parking lot from Crosswell Bridge Road with 18 X Cupressocyparis leylandii (Leyland Cypress), 4-5' high, spaced 5' on center, interspersed with 2 Tilia cordata 'Greenspire' (Little leaf Linden), 2-2 1/2" cal.

DAFT-McCLURE-WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD 21204
TELEPHONE: (301) 290-3323

ROCK CHURCH
Landscape Plan
EXHIBIT C

STATE OF MARYLAND
LANDSCAPE ARCHITECT
JAMES L. WALKER
No. 1111

DATE	REVISIONS
1-31-91	ADD 2" MAPLE N. LOT PER S. CO.
3-7-91	ADD 2" MAPLE N. LOT PER S. CO.
3-20-91	REVISE REFORESTATION ROWS.

SCALE:
1" = 30'

JOB ORDER NO.
88085 X

ISSUE DATE
02-11-91

78 degrees 30 minutes West 122 feet, thence (13) South 82 degrees 30 minutes West 361 feet, thence (14) North 73 degrees 30 minutes West 130 feet, thence (15) South 83 degrees 30 minutes West 208 feet, thence (16) South 89 degrees 30 minutes West 491 feet, thence (17) South 68 degrees 00 minutes West 23 feet, and thence (18) North 25 degrees 00 minutes West 356 feet, thence leaving said right-of-way line and running (19) North 72 degrees 45 minutes 13 seconds East 826.25 feet, and thence (20) North 23 degrees 43 minutes West 85.31 feet to the point of beginning; containing 25.6 acres of land, more or less.

Saving and excepting a parcel of land, more particularly described as follows:

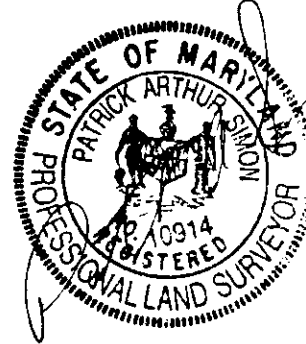
Beginning for the same at a point in the seventh or South 09 degrees 34 minutes East 224.02 foot of the abovedescribed parcel of land, said point being distant South 09 degrees 34 minutes East 15.05 feet from the beginning thereof, thence running and binding on a part of said seventh line (1) South 09 degrees 34 minutes East 66.10 feet, and thence leaving said seventh line and running (2) South 77 degrees 17 minutes 08 seconds West 433.73 feet and, thence (3) South 72 degrees 45 minutes 13 seconds West 659.39 feet to the beginning of the twentieth line of the abovedescribed parcel of land, thence running and binding on part of said twentieth line, (4) North 23 degrees 43 minutes West 66.42 feet, thence leaving said twentieth line and running (5) North 72 degrees 45 minutes 13

Page 2 of 3

seconds East 669.49 feet, thence (6) North 77 degrees 17 minutes 08 seconds East 439.83 feet to the point of beginning; containing 1.7 acres of land, more or less. The area of land being petitioned is 23.9 acres.

July 19, 1990

Project No. 88085 (L88085)



Page 3 of 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 10/13/90
Posted for: Rock Church
Petitioner: Rock Church
Location of property: SE/S Cromwell Bridge Rd., 480' NELY of Coppens Ave., 1607 Cromwell Bridge Rd.
Location of Sign: SE/S Cromwell Bridge Rd., near 12th St. NELY of Rock Church
Remarks: See Property of Baltimore
Posted by: [Signature] Date of return: 10/13/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
Ne 3093

Date: 8/02/90

H910044

	QTY	PRICE
PUBLIC HEARING FEES		
040 -SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: ROCK CHURCH

04A04#0110MICHRC \$175.00
BA COLL127AM08-02-90

Cashier Validation:

Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27, 1990.

TOWSON TIMES,

Publisher

\$ 133.13

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m.

Petition for Special Hearing
Case number: 91-94-SPH
SE/S Cromwell Bridge Road, 480' NELY of Coppens Avenue
1607 Cromwell Bridge Road
9th Election District
4th Councilmanic District
Rock Church
Hearing Date: Tuesday, Oct. 30, 1990 at 9:30 a.m.

Special Hearing: To approve modified parking plan with: (1) provides some of the required parking more than 500 ft. walking distance from the principal building entrance; (2) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by attendant; (3) provides 112 parking spaces on a satellite lot from which shuttle bus service is provided; and (4) an amendment to the variance and site plan approved in Case #85-126A and to conform them to the site plan, if the Zoning Commissioner deems the same is required.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TTUJ9378 Sept. 27

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 10-26-90

Rock Church
1607 Cromwell Bridge Road
Baltimore, Maryland 21234

ATTN: REV. BART PIERCE

Re: Petition for Special Hearing
CASE NUMBER: 91-94-SPH
SE/S Cromwell Bridge Road, 480' NELY c/l Coppens Avenue
1607 Cromwell Bridge Road
9th Election District - 4th Councilmanic
Petitioner(s): Rock Church
HEARING: TUESDAY, OCTOBER 30, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$ 133.13 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE OTHER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

cc: Deborah C. Dopkin, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 18, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 91-94-SPH
SE/S Cromwell Bridge Road, 480' NELY c/l Coppens Avenue
1607 Cromwell Bridge Road
9th Election District - 4th Councilmanic
Petitioner(s): Rock Church
HEARING: TUESDAY, OCTOBER 30, 1990 at 9:30 a.m.

Special Hearing: To approve modified parking plan which (1) provides some of the required parking more than 500 feet walking distance from the principal building entrance; (2) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by attendant; (3) Provides 112 parking spaces on a satellite lot from which shuttle bus service is provided; and (4) An amendment to the variance and site plan approved in Case #85-126A and conform them to the site plan, if the Zoning Commissioner deems the same is required.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRHigs

cc: Rock Church
Deborah C. Dopkin, Esq.
Chris Trionfo

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27, 1990.

THE JEFFERSONIAN,

[Signature]
Publisher

\$ 133.13

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m.

Petition for Special Hearing
Case number: 91-94-SPH
SE/S Cromwell Bridge Road, 480' NELY of Coppens Avenue
1607 Cromwell Bridge Road
9th Election District
4th Councilmanic District
Rock Church
Hearing Date: Tuesday, Oct. 30, 1990 at 9:30 a.m.

Special Hearing: To approve modified parking plan with: (1) provides some of the required parking more than 500 ft. walking distance from the principal building entrance; (2) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by attendant; (3) provides 112 parking spaces on a satellite lot from which shuttle bus service is provided; and (4) an amendment to the variance and site plan approved in Case #85-126A and to conform them to the site plan, if the Zoning Commissioner deems the same is required.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TTUJ9378 Sept. 27

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

October 18, 1990

Deborah C. Dopkin, Esquire
405 Allegheny Avenue
Towson, MD 21204

RE: Item No. 44, Case No. 91-94-SPH
Petitioner: Rock Church, et al
Petition for Special Hearing

Dear Mrs. Dopkin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

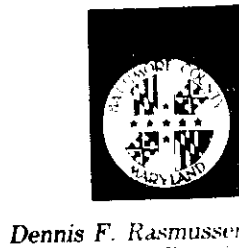
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Rev. Bart Pierce
Rock Church
1607 Cromwell Bridge Road
Baltimore, MD 21234



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
22nd day of August, 1990.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Hines
Chairman,
Zoning Plans Advisory Committee

Petitioner: Rock Church, et al
Petitioner's Attorney: Deborah C. Dopkin



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 15, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Rock Church
Zoning Meeting of 8-21-90
S/S Cromwell Bridge Road
480' N/E of Compens Ave.
(Item #14)

Dear Mr. Haines:

After reviewing the special hearing to approve a modified parking plan, we have the following comment.

All proposed development within the State Highway Administration future right-of-way along I-695 must be relocated outside said right-of-way.

We request this revision be made prior to a hearing date being set.

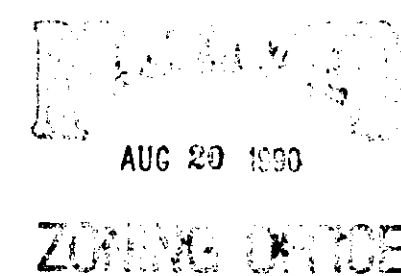
If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB:maw

cc: Daft-McCune-Walker, Inc.
Mr. J. Ogle



My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Rock Church, Item No. 44

The Petitioner requests a Special Hearing to approve a modified parking plan which addresses the following:

- Provide some of the required parking more than 500 ft. walking distance from the principal building entrance as otherwise required.
- Permit fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant as otherwise required.
- Provide 112 parking spaces on a satellite lot from which shuttle bus service will be provided.
- Amend the variance and site plan approved in Case No. 85-126A, to conform to the site plan accompanying this petition (if the Zoning Commissioner deems such to be required).

In reference to this request, staff provides the following information:

On July 5, 1990, a CRG meeting for this project was held. That meeting was continued due to the outstanding issues (comments attached) listed below:

SUMMARY OF ISSUES:

- Planning - conflict with SHA right-of-way requirement and other planning features.
- State Highway Administration - development in possible future right-of-way.

Rev
10/17/90

Rock Church, Item No. 44
Page 2
October 15, 1990

- Traffic Engineering - requested traffic study.
- DEPRM - incomplete Environmental Effects Report.
- Stormwater Management - location of facility in future site right-of-way and for management of runoff existing from development as well as proposed use.
- Developers Engineering Division - additional information concerning driveway entrance requirements.

OUTSTANDING ISSUES:

State Highway Administration

Concerns were expressed regarding the extension of the project's development within the future SHA right-of-way.

Tree Preservation/Limit of Disturbance

Planning staff was and is concerned about the protection of the ridge line along the Cromwell Valley and the view of the ridge from I-695. Every effort should be made to preserve existing trees, should this project be developed. Limits of disturbance should be included on all plans, including the final development plan, grading and sediment control plan and the final landscape plan. Replacement tree planting and screening should be provided to minimize the impact of the removal of the existing immature tree buffer along I-695 and the adjacent residential area.

Parking

Staff is concerned about the proposed shared parking arrangements. The potential for a conflict with school and church activities exists. Should a school and church event coincide, the problem of off-site parking should be addressed. Staff feels that this use should meet the provisions of Section 409.8.8.2 which, in part, states, "Method and area of operation, provisions for maintenance, and permitted hours of use shall be specified, and regulated as required." and "Any conditions not listed above which, in the judgment of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties."

Rock Church, Item No. 44
Page 3
October 15, 1990

Elevation/Architectural Drawings

Elevation/architectural drawing should be reviewed and approved by the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. The necessity for such a request stems from the location and visual importance of the site in relation to I-695 and existing topography as a predominant ridge of the Cromwell Valley.

Traffic

Any access to Dunwoody Road should be eliminated with the exception of emergency vehicles.

Lighting

All lighting fixtures used to illuminate the parking areas should be arranged to reflect the light away from public streets and adjoining residential uses. A typical light standard not to exceed 12-14 ft. in height should be provided on the plans.

Landscaping

This site contains a number of mature specimen trees. All significant trees should be shown on the revised plan with the following information noted: location, type, caliper size, and canopy drip line. Every effort should be made to preserve these unique site features. A landscape plan shall be filed with the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits.

Community Concerns

The community has expressed concerns regarding the following subjects:

- Commercial use in a residential zone
- Impact of construction
- Availability of public water
- Traffic impact on vegetation and health
- Use of property should church leave the site
- Impact of dust, sediment, and stormwater runoff
- Traffic impact of construction and also the impact the proposed use would have on Dunwoody Road
- Concept of stadium parking
- Lighting of the site
- Dumpster location
- Hours of operation
- Future leasing arrangements

Rock Church, Item No. 44
Page 4
October 15, 1990

- Stream protection
- Carpooling of church members
- Size of day care center
- 50 ft. right-of-way along Dunwoody Road
- Emergency access to Dunwoody Road from church property
- Adequacy of proposed access to the site
- Impact of "enormous structure" on the community
- Neighborhood permit parking for residents along Dunwoody Road
- Bird migration path

Site Plan Analysis

The site plan accompanying the Petitioner's request indicates the construction of a 57,240 sq. ft., 3,096 seat, one-story sanctuary. The existing multi-purpose gymnasium, sanctuary, administrative annex, existing day care centers and other buildings are shown. The plan also indicates a 75 ft. R.T.A. buffer and a limit of forested easement buffer. The plan also indicates a stadium parking detail and a typical parking detail. In addition, the plan provides a general architectural view, parking scheme a cross-section view of the site from I-695.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM44/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

August 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 44
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Z.A.C. August 21, 1990
Rock Church
SE/S Cromwell Bridge Road, 480 ft. NE
Compens Avenue.
D.R.-2
Special Hearing to approve modified parking plan: (1) provides some parking more than 500' from the principal building entrance. (2) permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant. (3) provides 112 parking spaces on a satellite lot from which shuttle bus is provided. (4) an amendment to the variance.
23.9 acres
9th Election
4th Councilmanic

Area:
District:

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/LW

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

AUGUST 9, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROCK CHURCH

Location: #1607 CROMWELL BRIDGE ROAD

Item No.: 44 Zoning Agenda: AUGUST 21, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 44
PROPERTY OWNER:
LOCATION:
ELECTION DISTRICT:
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for August 21, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 43, 46 and 49.

For Items 40 and 41, a County Review Group Meeting is required.

For Item 42, the previous County Review Group comments still apply.

For Item 47, the sewer service to the basement of the house at this location does not appear to be feasible.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County, Maryland
Executive Office
Courthouse Mezzanine
Towson, Maryland 21204
(301) 887-3450
(301) 887-3723 (TDD)
Fax (301) 887-5781

July 3, 1990



Dennis F. Rasmussen
County Executive

Ms. Riborg E. Norman
1842 Edgewood Road
Baltimore, Maryland 21234

Dear Ms. Norman:

I am writing in regard to your letter and the petition you had sent me for the installation of a traffic signal at Cowpens Avenue and Cromwell Bridge Road.

After reading your letter and reviewing the video tape, I discussed this matter with Mr. Gene Neff, Director of Public Works, and I believe a resolution of this potentially serious situation has been found. As you know, the Rock Church is planning a major expansion which they are aggressively pursuing. When the improvements to the entrance at their property are complete, a traffic light will be installed.

Thank you for bringing this matter to my attention and if I can be of future assistance, please feel free to contact me.

Sincerely,

Dennis F. Rasmussen
Dennis F. Rasmussen
County Executive

rjh

1. The Church property was acquired in 1981. Bart Pierce assumed duties as pastor in 1983.
2. Based on Rev. Pierce's testimony on October 30, 1990, he did not specify the number of years in which he expected to reach capacity. He did say that attendance grew from 35 to approximately 1,000 over a 7 year period.
3. In October of 1990, attendance at Sunday morning services had been running at about 1,000 persons for a period of one year.
4. Based on the recollection of Tom Lucas, the elder in charge of the parking ministry, the Loch Raven High School lot has been used for about six years.
5. The letter from the Huntleigh Association was Petitioner's Exhibit 6.
6. The Traffic Group conducted its study over a period of three months last summer. There were six site visits, three on Sunday mornings, two on Thursday evenings, and one on a Tuesday. Counts were taken both on a Sunday and on a Thursday.
7. Letter dated July 3, 1990, from Dennis Rasmussen to Riborg E. Norman regarding traffic signal at Cowpens Avenue and Cromwell Bridge Road is attached.
8. The church does not currently use the Loch Raven High School lot at night on a routine basis, but does use the lot (with prior consent) on an occasional basis for special events.
9. The MTA park and ride lot has a approximately 75 - 80 parking spaces (not striped).
10. A minimum of ten attendants will be used at the new facility when fully operational; this number includes the attendants at the high school lot and the drivers of the shuttle buses.
11. A list of Petitioner's Exhibits (based on my notes) is attached.

IN THE MATTER OF * BEFORE THE ZONING COMMISSIONER
THE ROCK CHURCH * FOR BALTIMORE COUNTY
Case No. 91-94SPH
* * * * *

ENTRY OF APPEARANCE

PLEASE ENTER the appearance of Michael Gisriel, Esq. as attorney for the Protestants, Edward W. Veit and Carmella Anne Veit, in the above matter advise him of any hearing date when scheduled.

Michael Gisriel
MICHAEL GISRIEL, ESQ.
Attorney for the Protestants
Edward W. Veit and
Carmella Anne Veit

I HEREBY CERTIFY that, on this 1st day of February, 1991, a copy of the foregoing was mailed, postage prepaid, to Deborah Dopkin, Esq., 405 Allegheny Avenue, Towson, Maryland, 21204; and to People's Counsel for Baltimore County, 111 West Chesapeake Avenue, Suite 304, Towson, Maryland 21204.

Michael Gisriel
Michael Gisriel
210 E. Lexington Street
Suite 400
Baltimore, Md. 21202-3514
(301) 539-0513

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 29, 1991

NOTICE OF CONTINUANCE

CASE NUMBER: 91-94-SPH

PETITIONER: Rock Church

LOCATION: SE/S Cromwell Bridge Road, 480' +/- NELY Cowpens Ave.
1407 Cromwell Bridge Road

(301) 539-0513

MICHAEL GISRIEL
ATTORNEY AT LAW

GISRIEL & GISRIEL
SUITE 400
210 E. LEXINGTON ST.
BALTIMORE, MD 21202

V. CHARLES RINAUDO, P.A.
ATTORNEY AT LAW
22 W. PENNSYLVANIA AVENUE, SUITE 403
TOWSON, MARYLAND 21204-5001

FAX (301) 387-3747

(301) 337-9805

JOHN W. PFEIFER

PFEIFER & PARRAN, P.A.
ATTORNEYS AT LAW

HEARING WILL TAKE PLACE AS FOLLOWS:

BUILDING, 111 W. Chesapeake Avenue, Towson,

EDAY, MARCH 12, 1991 at 10:00 a.m.

NEEDED, WILL TAKE PLACE ON THURSDAY, MARCH 21, 1991

J. ROBERT HAINES
Zoning Commissioner
Baltimore County, Maryland

h, Esq.
yn, Esq.
Esq.
Esq.

Paul, Esq. - 1/30/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: July 2, 1990

TO: Mr. Robert Covahey

FROM: Stephen E. Weber

SUBJECT: C.R.G. Comments

PROJECT NAME: Rock Church

LOCATION: Cromwell Bridge Road

- 1) Cromwell Bridge Road needs to be 50 ft. wide east of Loch Raven Blvd. to a point 200 ft. east of the eastern curb line of the proposed driveway. Since the northern curb line on Cromwell Bridge Road is existing, all the widenings need to take place on the south side. The proposed 20:1 taper is adequate.
- 2) The proposed landing area at the intersection is subject to D.E.D. approval.
- 3) Areas between the sight line and the curb line must be cleared, graded, and kept free of any obstructions. All subsequent plans must note this also.
- 4) The proposed parking layout is questionable. Therefore, an operational plan needs to be submitted for further review.
- 5) It is recommended that the meeting to be continued until a traffic study is submitted for further review.

Robert J. Fameli
for Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RJF/lvw

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 2, 1991

TO: Mr. Robert Covahey

FROM: Stephen E. Weber

SUBJECT: C.R.G. Comments

PROJECT NAME: Rock Church

LOCATION: Cromwell Bridge Road

The proposed parking procedures have been reviewed and it seems clear that an active crew is required to accomplish the proposed parking operational task.

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RJF/lab

January 15, 1991
7 New Street Ct
Annapolis, Md. 21204

Spring Commission
111 St. George Ave
Annapolis, Md. 21204

Dear Mr. Haines,

Because we are unable to appear in person for the hearing date of Case #91-94 on Tuesday, January 17 at 9:30 AM, we want to express our strong opposition to the "parking plan" of the Rock Church in writing.

It is difficult to imagine more traffic in the already heavily congested area. One factor is necessary to exist through the community due to the heavy traffic associated with Rock River High School and the many people using the Cromwell Bridge Road Corridor - a road already plagued with the frequent occurrence of accidents.

We are deeply concerned, too, about the increase of erosion, air pollution and destruction of the wooded area that would most certainly come with

301

(Case # 91-94)

Mrs. J. Robert Haines
This letter is for the Jan 17, 1991
9:30 A.M. meeting against the Rock Church.

We are very much oppose against the building and the parking lot for more cars for the church. We don't want to see all the clearing of the wooded hillside, increase of traffic pollution from more cars, and all the increase of water runoff.

Thanks.

Mrs. Joyella Phillips
Mr. John Phillips
1222 Brook Hollow Rd
Baltimore, Md 21204
301-296-1391

RECEIVED
JAN 16 1991
ZONING OFFICE

January 15, 1991

J. Robert Haines
Zoning Commission
111 St. George Ave
Annapolis, Md. 21204

Dear Mr. Haines:

We wish to express our opposition to the Rock Church off of Cromwell Bridge Road, Annapolis, during the hearing.

Increased erosion and pollution of the Potomac River from increased water runoff.

Increased traffic in and around the community from the Church's increased traffic (and accompanying increased noise and exhaust emissions).

Added potential for increased traffic of emergency services and increased use of congested parking lot(s).

Clearing of the wooded hillside and hillside will ruin what is a beautiful scenic view of the area.

The Church for further development of the area west of the proposed construction site.

Please take our concerns in consideration when making your decision.

Very truly yours,
Charles F. Kennedy
Maryanne K. Kennedy

RECEIVED
JAN 16 1991
ZONING OFFICE

10-30-90
91-94 SPH

PLEASE PRINT CLEARLY

NAME	ADDRESS
1) FRED CURTIS	8732 Oakleigh
Greta Curtis	8732 Oakleigh
2) Don Curtis	8005 Oakleigh
3) Lorraine Roberts	105 EAST FRED CT 21234
4) Lorraine Roberts	1124 Dunwoody Rd 21234
5) Scott McGee	1224 Dunwoody Rd 21234
6) Scott McGee	1213 Tenthred Rd 21234
7) Scott McGee	1213 Tenthred Rd 21234
8) Scott McGee	1203 Compens Ave 21234
9) Scott McGee	1203 Compens Ave 21234
10) Scott McGee	910 Yorkmaw Ave 21234
11) Scott McGee	1-2 Spindrift Circle 21234
12) Scott McGee	3604 Wycliffe Rd 21234
13) Scott McGee	7623 St. Andrews Rd 21234
14) Scott McGee	8119 Ridgely Oak Rd 21234
15) Scott McGee	102 Oak Grove Rd 21234
16) Scott McGee	8120 St. 21234
17) Scott McGee	8005 Oakleigh Rd 21234
18) Scott McGee	3202 Puffy Hill Ave 21234
19) Scott McGee	9201 Judge Hill Rd Bldg 21234
20) Scott McGee	3573 Maple Rd 21234
21) Scott McGee	1745 Weston Ave 21234
22) Scott McGee	14 Spindrift Circle 21234
23) Scott McGee	20 Deerpark Ct 21234
24) Scott McGee	1816 Beethoven Rd 21234

PLEASE PRINT CLEARLY

NAME	ADDRESS
Fred H. Kelley	1431 Wycliffe Rd, Pk 21234
Carl Graham	7110 Harford Rd Balt Md 21234
Stephanie Finch	6810 Old Harford Rd Balt 21234
Dawn Heera	8401 Wynn Rd Baltimore 21234
Darla J. Campan	1605-H English Oak Rd Balt 21234

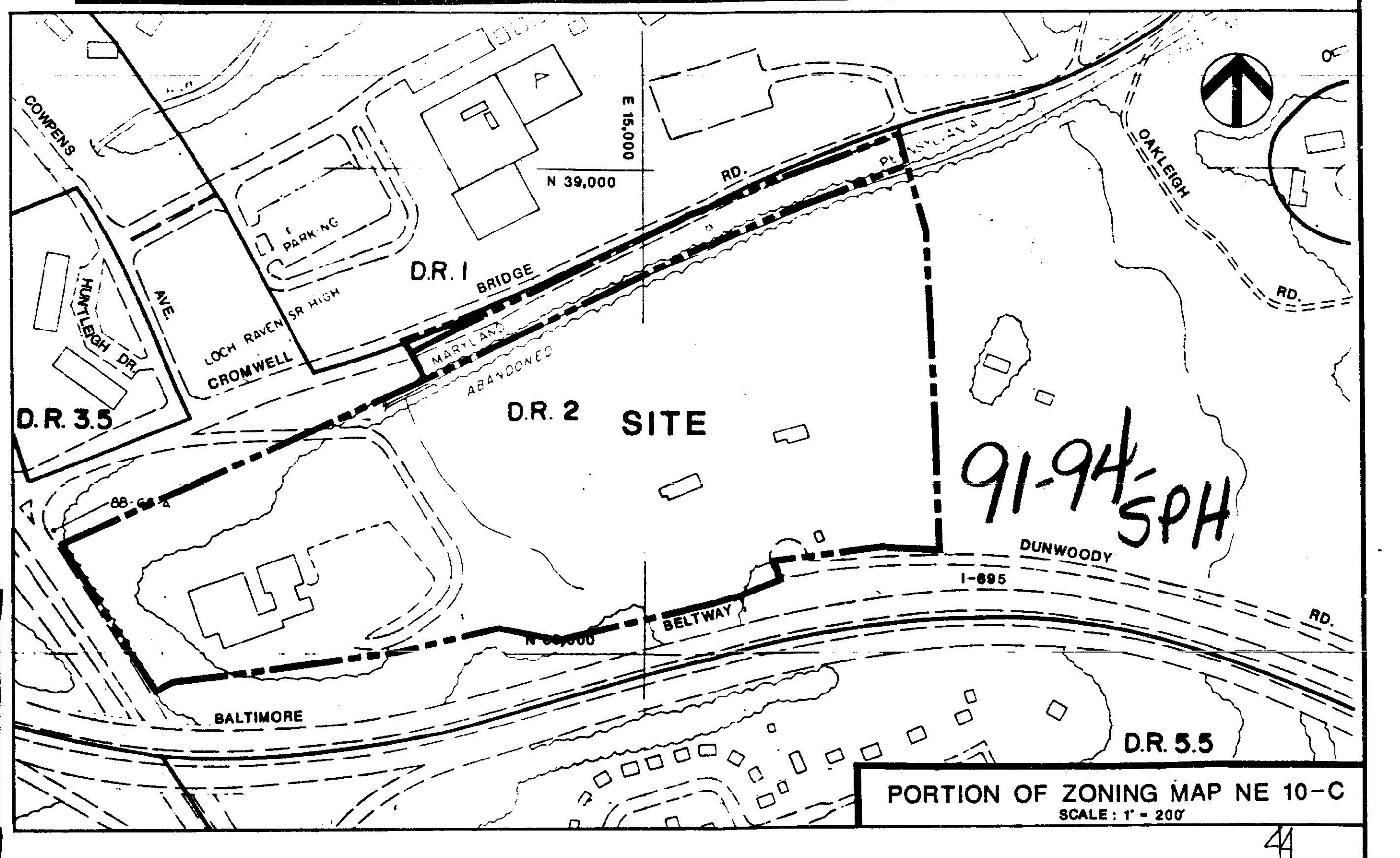
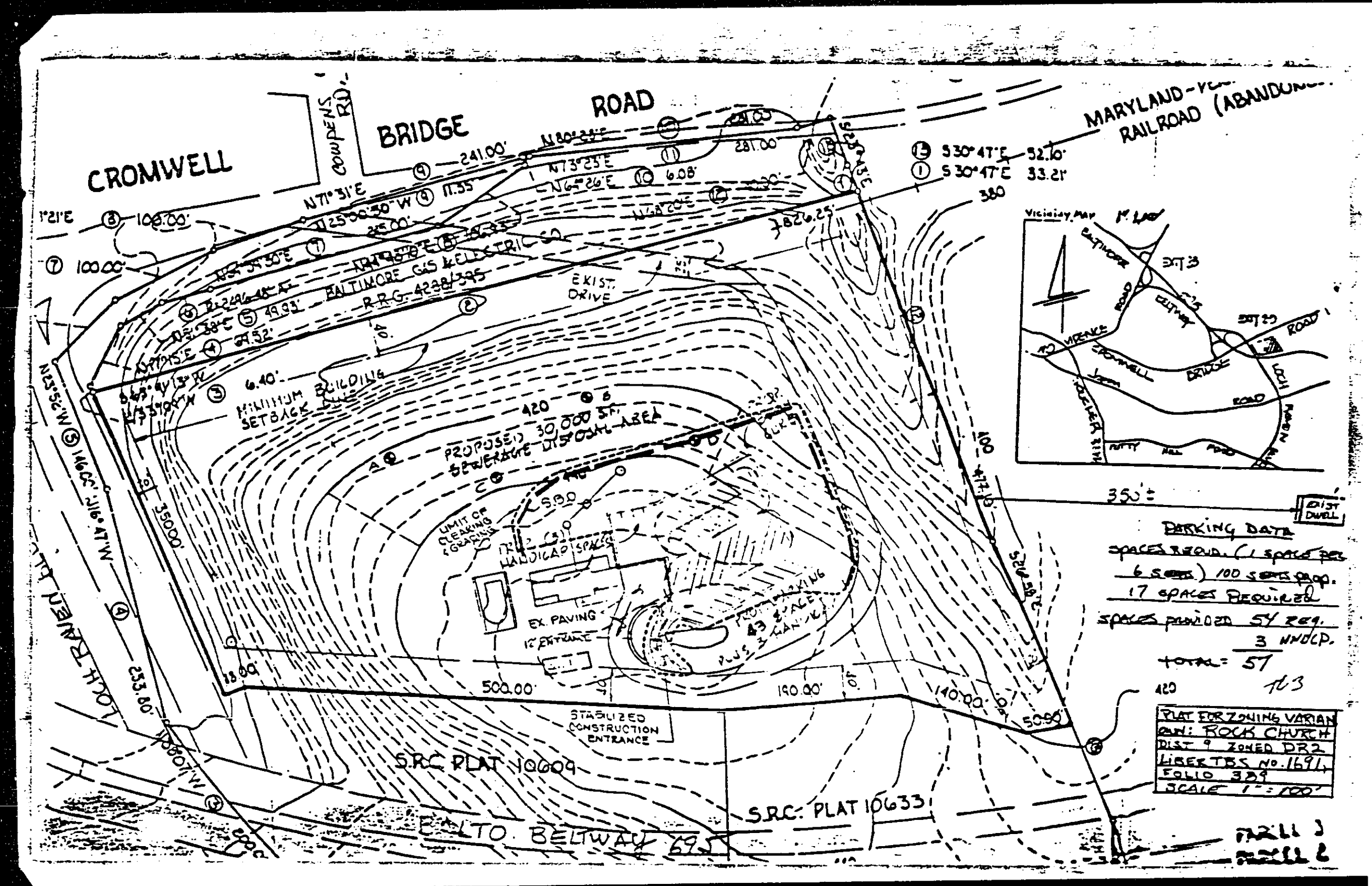
Office (301) 576-0900
MD (800) 221-2644

Home (301) 321-6433

JOHN W. PFEIFER

PFEIFER & FABIAN, P.A.
ATTORNEYS AT LAW
300 S. Paul Place
Baltimore, MD 21202

Representing -
Chatterbox Association -



10/30/90

Case 91-94
SPH

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
John Michael Penn	1915 Cromwood Rd
John Michael resident	1752 Dunwoody Road - 21234
Edward W. Veit	1901 Mountain Ave.
Mary Ellen Cantel (Secretary)	1915 Mountain Ave 21234
Edward M. Cantel (President)	8744 La Breeze Rd 21234
Christina Sharp	8719 Jefferson Rd 21234
David + Carol Reif	1820 Dunwoody Rd 21234
Chris + Jean Smeley	1832 Cromwood Rd 21234
Mike + Alice Varney	1835 Cromwood Rd 21234
Margaret & Lynch	8818 Weston Rd 21234
Blair Morgan (a priest)	8815 Weston Rd 21234

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert E. Conway
FROM: Stephen E. Weber
SUBJECT: C.R.G. COMMENTS

DATE: 6/25/90

PROJECT NAME: Rock Church
LOCATION: Cromwell Br. Rd.

- ① Dunwoody Rd. needs to be used only as an emergency access.
 - ② A traffic study needs to be done to determine the adequacy of the access off Cromwell Bridge.
 - ③ 250 ft. sight lines need to be shown for the proposed access off the existing driveway.
 - ④ Adequate landing and stacking area need to be provided at the intersection of the existing driveway and Cromwell Br. Rd.
- Radim F. F...

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for January 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 205 revised, 261, and 263.

For 31-94 SPH (Rock Church), the previous County Review Group comments are applicable.

For Item 264, a County Review Group Meeting is required.

Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
JAN 19 1991

ZONING OFFICE



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Rock Church
Zoning Meeting of 8-21-90
S/S Cromwell Bridge Road
480' East of Cowpens Ave.
(Item #44)

Attn: Mr. James Dyer

Dear Mr. Haines:

We have reviewed the revised plan for the Rock Church and have the following comment.

On August 22nd, members of the study team on the Beltway project met with our State Highway Administrator, Hal Kassoff, to present the options which were studied for mainline improvements to the Beltway in the area adjacent to the Rock Church. Upon conclusion of the presentations, Mr. Kassoff agreed that we should pursue the Beltway improvements option which accommodates future widening within current SHA right-of-way limits. Therefore, no reservation of "future rights-of-way" will be required from the Rock Church for Baltimore Beltway improvements.

If you have any questions, please contact Larry Brocato of this office at (301) 333-1350.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

LB:maw

cc: Daft, McCune, Walker, Inc.
Mr. J. Ogle

RECEIVED
JAN 16 1991

ZONING OFFICE

My telephone number is 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 4, 1991

TO: Ann M. Nastarowicz
Deputy Zoning Commissioner
FROM: Michael Flanigan, RJE
Traffic Engineering

SUBJECT: Petition for Special Hearing
SE/S Cromwell Bridge Road, 480' NE of the c/l of Cowpens Avenue
(1607 Cromwell Bridge Road)
9th Election District - 4th Councilmanic District
Rock Church - Petitioner
Case No. 91-94-SPH

The proposed parking procedures have been reviewed and it seems clear that an active crew is required to accomplish the proposed parking operational task.

RJE/MSF/lab

RECEIVED
JAN 7 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Ann M. Nastarowicz
Deputy Zoning Commissioner
DATE: January 11, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Rock Church

In reference to the revised site plan, staff offers the following comment:

- The applicant's site received CRG approved on January 3, 1991.

The revised plan has addressed the following issues to the satisfaction of this office.

- The requirement of the 1990 Landscape Manual
- Zoning history
- T-695 right-of-way
- RTA buffer
- Lighting for parking lot
- Stormwater management
- Overflow parking at Loch Raven Sr. High School
- Cross section
- Architectural view
- Sign
- Driveway profile
- Access to Dunwoody Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM000/ZAC1

91-94-SPH

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Julie Winiarski
DATE: December 27, 1990
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Special Hearing
SE/S Cromwell Bridge Road, 480' NE of the c/l of Cowpens Avenue
(1607 Cromwell Bridge Road)
9th Election District - 4th Councilmanic District
Rock Church - Petitioner
Case No. 91-94-SPH

In accordance with the attached correspondence, enclosed please find additional copies of the revised site plan in the above-captioned matter which were submitted by Counsel for the Petitioner while I was away on vacation. As you can see, I've already forwarded a copy of the revised plan to the Director and Deputy Director of Planning and Traffic Engineering. Please forward the remaining copies to the other departments requesting that they submit any revised comments by no later than January 12, 1991.

Thank you for your assistance and cooperation in this matter.

AMN:bjs

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: P. David Fields, Director of Planning
Pat Keller, Deputy Director of Planning
Michael Flanigan, Traffic Engineering
DATE: December 27, 1990
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Special Hearing
SE/S Cromwell Bridge Road, 480' NE of the c/l of Cowpens Avenue
(1607 Cromwell Bridge Road)
9th Election District - 4th Councilmanic District
Rock Church - Petitioner
Case No. 91-94-SPH

Enclosed please find a copy of the revised site plan in the above-captioned matter which was submitted by Counsel for the Petitioner while I was away on vacation. A highlighted copy was submitted to this office and is available for your review in the event you need additional clarification. For your information, the matter has been continued to January 17, 1991. In the event you wish to submit revised comments relative to this matter, it would be appreciated if you could do so by no later than January 12, 1991 to provide adequate time for review.

Thank you for your assistance and cooperation in this matter.

AMN:bjs

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: October 29, 1990
FROM: Mr. Donald C. Outen
SUBJECT: Rock Church CRG

The above referenced site is bordered on the west by a first order stream, and on the north and west by steep (>20%) highly erodible slopes. The Bureau of Water Quality and Resource Management has worked closely with the developer and engineer of Rock Church to minimize the limit of disturbance and the environmental impact of this project.

Allowing stadium parking and parking at other locations would reduce the amount of trees that would have to be cut and the impact on steep and erodible slopes. A reduction in the number of required parking spaces will reduce the environmental impact on this site.

If you have any questions regarding this project, please contact Mr. David Lykens at extension 3980.

DCO:DL:sp

cc: Mr. Rocky Powell
Mr. David Lykens

Donald C. Outen, A.I.C.P., Chief
Bureau of Water Quality and
Resource Management

RECEIVED
JAN 11 1991
ZONING OFFICE



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

91-94-SPH

July 30, 1990

RE: Contract No. B 635-101-472
Interstate Route 695
(Baltimore Beltway)
MD Route 140 to MD Route 702
PDMS No. 031113

Hellman and Redmond
Attorneys-At-Law
405 Allegheny Avenue
Towson, Maryland 21204

ATTN.: Ms. Deborah C. Dopkin

Ladies and Gentlemen:

We are in receipt of your letter dated July 11, 1990, in which you questioned the need for reservation of rights-of-way adjacent to the Rock Church for future expansion of the Baltimore Beltway. In response to your concerns, we offer the following explanation.

Site development plans which are submitted to counties or municipalities are subject to review by agencies which may be affected by those development plans. In this particular circumstance, the State Highway Administration's representative for that area, Mr. Larry Brocato, recognized that there was a potential conflict between future rights-of-way required under one of the widening alternates being considered for the Baltimore Beltway.

The future SHA right-of-way which was previously marked on the site development plan for the Rock Church represents the taking associated with the "worst case" Beltway improvement option in that area. There is another alternative, however, for Beltway widening in the vicinity of the Rock Church which contains future roadway improvements within the existing right-of-way.

The study team will be meeting with Administrator Kassoff within the next 4-6 weeks to make its recommendations as to appropriate improvement options on the Beltway. One of those recommendations will be to select the option which widens the Beltway within current SHA right-of-way in the area of the Rock Church. With Mr. Kassoff's approval, we will notify both you and the County that reservation of future rights-of-way from the Rock Church will not be required.

333-1106

My telephone number is (301) _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 385-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Ms Deborah C. Dopkin
July 30, 1990
Page 2

91-94-SPH

If you have any other questions with regard to this matter, please feel free to contact me or the Project Manager, Mr. Robert Sanders. Bob's telephone number is 333-1106.

Very truly yours,

Louis H. Ege, Jr.
Deputy Director
Office of Planning and
Preliminary Engineering

by: Robert K. Sanders
Robert K. Sanders
Project Manager
Project Planning Division

LHE/RKS/rs

cc: Mr. C. Robert Olsen
Mr. Neil J. Pedersen
Mr. Charles Rose
Mr. Larry Brocato

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/3/91
(Continued from 7/5/90)
PRE-CRG DATE: 12/17/90

FROM: ZONING OFFICE

PROJECT NAME: Rock Church

PLAN: 11/19/90

LOCATION: SE/S Cromwell Bridge Road and
NE/corner Loch Raven Boulevard
and I-695

REV.: 12/14/90 REV.:

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 9c6

The revised plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning conflicts and public hearing requests must be identified conspicuously on the plan under "Zoning Public Hearing Request". If a public hearing is requested, the assistance received at the time of filing zoning petitions and the following revised zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. PUBLIC ZONING HEARING -- On 8/2/90, a special hearing to approve modified parking plan pursuant to Section 409.12B was filed in the Zoning Office for Rock Church under Item #44 (Case Number 91-94-SPH). The plan indicated conflicts with the following sections of the B.C.Z.R.: 409.7.B, 409.4.B.1, 409.7.B.C, and an amendment to a previously granted variance (Case No. 85-126-A). A hearing was held on 10/30/90 and continued until 1/15/91 and possibly 1/17/91. The petition and plans must be amended to reflect the "new" parking distribution and address comments #2, 3 & 4 below.

Over

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 10, 1990

Deborah C. Dopkin, Esq.
405 Allegheny Avenue
Towson, Maryland 21204

Re: Case Number: 91-94-SPH
Rock Church
Hearing Continuance

Dear Mrs. Dopkin:

This will confirm our telephone conversation wherein I informed you that the agreed date of January 15, 1991 for the continuance of the above hearing could not go forth as Baltimore County offices will be closed in celebration of Martin Luther King's Birthday.

In early November, when the January 15th date was set aside for this hearing, we were all under the impression that the King Holiday would be observed on January 21, 1991, the date so designated by the Federal Government for this coming year. However, there is a fairly new State Law on the books which celebrates the actual birth date here in Maryland.

As such, continuance of the Rock Church hearing will begin on Thursday, January 17, 1991 at 9:30 a.m. Testimony will be taken on that date until 12:00 noon. After the testimony is taken determination of the need and date of future scheduling will take place.

Very truly yours,

G. G. Stephens
G. G. Stephens

cc: Rev. Bert Pierce
Michael P. Tanczyn, Esq.
Protestants (per 11/19/90 notice)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

November 19, 1990



Dennis F. Baumann
County Executive

NOTICE OF CONTINUANCE

CASE NUMBER: 91-94-SPH

PETITIONER: Rock Church

LOCATION: SE/S Cromwell Bridge Road, 480' (+/-) NE/LY Compens Ave.
1607 Cromwell Bridge Road

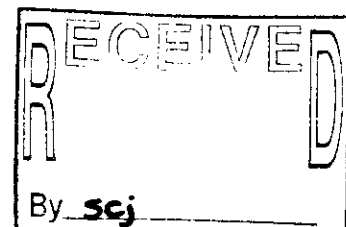
THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland 21204

TUESDAY, JANUARY 15, 1991 at 9:30 a.m.

CONTINUANCE, IF NEEDED, WILL TAKE PLACE FROM 9:30 a.m. to 12:00 noon ON THURSDAY, JANUARY 17, 1991.

J. Robert Haines
J. ROBERT HAINES



111 West Chesapeake Avenue
Towson, MD 21204-6001

Baltimore County Government
Department of Public Works

November 27, 1992

Ms. Jean Tansey
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

Re: Rock Church
District 9 C6

Dear Ms. Tansey:

As a follow-up to our meeting of Thursday, November 19, 1992, the proposed amendment to the CRG plan for the subject project was brought to the Development Review Committee on Monday, November 23, 1992. In attendance at our meeting including yourself were Mr. Trionfo, representing the Church, and the usual DRG staff, representing the various agencies of the County.

There were two issues to be addressed at the meeting in order for the Plan Refinement to be approved. The first issue was Zoning's approval for the use proposed on the Veit Property. In order to address this issue, the Church must submit a letter to the Zoning Office, attention Carl Richards, requesting approval as a single family dwelling. It is our understanding that the Zoning Office will support this request with appropriate conditions attached.

The second issue to be addressed involves the position of the community with respect to this proposed change to the CRG Plan. It was our understanding from last Thursday's meeting that the community was aware of and took no exception to this amendment, allowing us to process this as a Plan Refinement. The original refinement request letter, dated November 4, 1992 from Dick Baumann of your office, also indicated that the community groups would be advised of this change prior to CRG refinement approval. At the DRG meeting, however, we were advised by Dennis Wirtz of the Planning Office that representatives of the community associations, Mr. Kent Merchant in particular, were unaware of the proposal. In light of this, the Planning Office is requesting that the Church work with them and the community to clarify the community's position concerning this project. Unless this issue is addressed, it would be necessary for us to process the change as a Non-Material Amendment which would involve Planning Board approval and an undesirable delay to the project. (Reference: Comprehensive Manual of Administrative Procedures, Policy No. 1, Section c(2).) Please contact the Planning Office (Andrea Van Arsdale) to resolve this issue.

IN THE MATTER OF

* BEFORE THE ZONING COMMISSIONER

THE ROCK CHURCH

* FOR BALTIMORE COUNTY

* Case No. 91-94SPH

ENTRY OF APPEARANCE

PLEASE ENTER the appearance of Michael P. Tanczyn, Esq. as counsel for the Protestant, CROMWOOD-COVENTRY-SATYR HILL COMMUNITY ASSOCIATION, in the above matter advise him of any hearing date when scheduled.

Michael P. Tanczyn
MICHAEL P. TANCZYN, ESQ.
Attorney for the Protestant
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
Telephone: (301) 296-8823

I HEREBY CERTIFY that, on this 30th day of October, 1990, a copy of the foregoing was mailed, postage prepaid, to Deborah Dopkin, Esq., 405 Allegheny Avenue, Towson, Maryland, 21204; and to People's Counsel for Baltimore County, 111 West Chesapeake Avenue, Suite 304, Towson, Maryland, 21204.

Michael P. Tanczyn
MICHAEL P. TANCZYN, ESQ.

HELLMAN & REDMOND

ATTORNEYS-AT-LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 825-1099
FAX (301) 828-4120

August 8, 1990

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

Kate Milton
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
- Rock Church
Item No. 44

Dear Kate:

Following-up on our meeting of last Thursday when I filed the above-captioned Petition, please find the enclosed following items:

1. Letter dated July 30, 1990 from Robert K. Sanders, Project Manager, State Highway Administration regarding the Beltway widening. Though the letter indicates that a final determination will not be made for about a month, it appears that the State Highway Administration will be selecting a widening option that does not require the reservation of the rights-of-way from the Rock Church.

2. Site Plan from Case No. 85-126A. As you may recall, this is the Site Plan that was approved in the prior zoning variance.

I think this completes the information that you wanted for the file in connection with the Petition. However, if I may provide further assistance, feel free to call me.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

DCD/ddr
Enclosures
cc: Christopher Trionfo
George Gavrellis

LETTER



REALTORS
6813 GOLDEN RING ROAD
BELTWAY EXIT 34
BALTIMORE, MARYLAND 21237
301-391-8200

COMPLETE
REAL ESTATE
SERVICES
SINCE 1950

January 9, 1990

Robert E. Covahey, P.E., Chief
Bureau of Public Services
111 West Chesapeake Avenue
Towson, Maryland 21204
Room 321, Mail Stop 1301

RE: Rock Church
91-94-S.P.H.
Case #85-126A

Dear Sir:

William F. Gebhardt, 1215 Brook Meadow Drive, Baltimore, Maryland 21204, does hereby request an appeal of the January 3, 1991 C.R.G. Approval of the Rock Church Partition 91-94-S.P.H. and the amendment of case #85-126A.

Enclosed is a cashiers check in the amount of \$75.00 made payable to Baltimore County to cover the cost of the appeal.

Yours truly,

William F. Gebhardt



REALTORS
6813 GOLDEN RING ROAD
BELTWAY EXIT 34
BALTIMORE, MARYLAND 21237
301-391-8200

COMPLETE
REAL ESTATE
SERVICES
SINCE 1950

January 15, 1991

Ann M. Nastorowicz
Deputy Zoning Commissioner
Baltimore County
Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

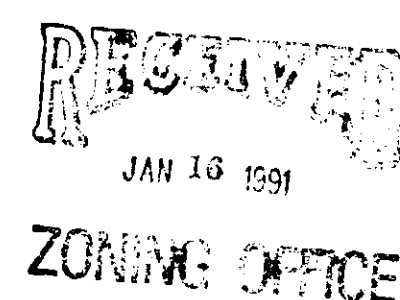
Re: Rock Church
91-94 SPH
An Amendment to Variance
And Site Plan
Case # 85-126A

Dear Deputy Commissioner:

I would like to take this method to express my objection to the granting of the petition 91-94-SPH to grant a variance and amendment of case #85-126A. A long planned business trip to Atlanta, GA., on the day and time of the public hearing precludes me from attending and voicing my objection in person.

Statements made at the C.R.G. Public Hearing on January 3, 1991 prompted me to make inquiries, at the county offices, as to the validity of these statements.

My investigation revealed that the present owners and petitioners are and have been, throughout the last five years operating the Rock Church in violation of the Baltimore County Zoning Laws. They have further violated and are continuing to violate, grading, sedimentation, storm water management requirements of Baltimore County.



They have without approval or permit done extensive back filling of the slopes on the north west side, west side, and east side of the petitioned site.

The approved C.R.G. plan for 85-126A and the revised C.R.G. plan dated 8-89 shows the site to contain no more than 106 parking spaces.

The site plan as now submitted by the petitioner and Daft McCune Walker, Inc., the same Engineer that submitted the revised plan, contains as existing 222 parking spaces. These additional 116 parking spaces were made possible by the illegal back filling of the slopes.

Rev. Bart Pierce stated at the January 3, 1991 C.R.G. meeting that the pine trees planted as screening for parking have been in the ground four years. If we are to believe him, then the slope and existing parking has been there at least that time and the revised C.R.G. plan of June 1989 is bogus.

I am enclosing a section of the revised C.R.G. Plan of June 1989 with an overlay of the parking from the petitioner's new plan showing the existing parking, and the filled area that they are built on.

I am also enclosing two photos of this site as viewed from my patio and the other residences of my community. These photos show in graphic detail the slope as filled, the deforestation, and the lack of screening as required under the approved landscape plan. The date of the photos was January 9, 1991.

From just looking at what has been done to the present site, it is not difficult to see what we can expect the new site to look like, if you grant their petition.

I request that you deny the petition for a variance to build this structure for 3,150 people, in that this site is insufficient in itself to support it. Without the illegal 116 parking spaces on the original site, parking would be insufficient even with a variance.

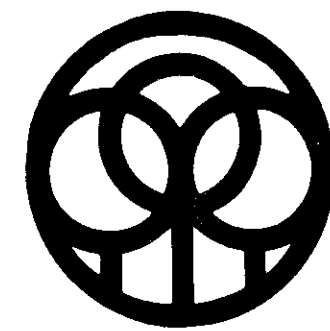
I request you deny the amendment to 85-126A as revised, since the zoning commissioner acted properly and with good judgement when he granted the original.

I also request you order the petitioner to strictly comply with 85-126A as revised in 1989 and to comply with all its terms and provisions.

TRANSMITTAL

DAFT-MCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333



RECEIVED
OCT 22 1991

ZONING OFFICE

File

To: Baltimore County Zoning Office Date: 10-21-91
Job no.: 85085-D
Attention: Arnold Jablon
Reference: Rock Church
Case No 91-94 SPH

Gentlemen:
We are sending you ☒ attached ☐ under separate cover: ☒ via hand
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications

Copies	Date	Number	Description
1			Correspondence re: adjacent communities' approval of internal plan change.

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

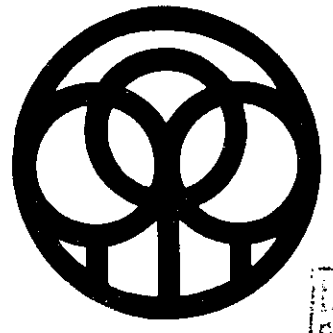
Remarks We are working to respond to the safety concerns.

cc: Prince, Trimm, Deplin Signed Dick Bauman

TRANSMITTAL

DAFT-MCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333



RECEIVED
JAN 7 1991
ZONING OFFICE

To: Zoning Office Date: 3-6-91
Zoning Commissioners Office Job no.: 85085-X
1st Floor County Office Building Attention: Ms. Ann M. Nastorowicz
Reference: Rock Church

Gentlemen:
We are sending you ☐ attached ☐ under separate cover: ☒ via hand
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications

Copies	Date	Number	Description
1			Revised zoning plat

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks The latest revisions have been highlighted for you.

cc: Signed Dick Bauman

1004 Concordia Drive
Towson, MD 21204

January 16, 1991

Mr. J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Avenue
Room 109
Towson, MD 21204

Dear Mr. Haines,

I moved to Chatterleigh several years ago in an attempt to escape the urban skyline of Baltimore City to a location that is uniquely located by the Beltway, Towson and several area shopping centers. I live at the top of Mine Bank hill and have a gorgeous view from my rear windows of the Cromwell Bridge Valley area. The proposed parking lot and improvements associated with the plans submitted by the Rock Church would have a devastating impact on both the aesthetic appeal of real estate in my community, and the tremendous and undesired consequences of increased traffic on an already overburdened local road system and increased noise and pollution.

In light of the fact that this proposed new parking lot does not meet all of the criteria required by County regulations, that fact should in and of itself require the proposed project of the Rock Church to be rejected. The majority of those who are in favor of the project do not live in the immediate vicinity and thus, would be unaffected by the atrocities that will be caused by the clearing of the wooded hillside above Cromwell Bridge Road, with the added fear of future development on the hilltop.

The people of my community will not stand for this type of bureaucratic railroading. I am certainly outraged that this type of travesty can be allowed to pass without a moral backlash from the electorate of this district. Those who attend Rock Church profess to be kind and decent individuals with their collective finger on the pulse of morality and Christianity, yet their total lack of concern regarding the affect of their project on those in the surrounding community reflects their true sense of misdirected and nongenuine commitment to others. Their true and sole commitment is to themselves. Please don't let their decision influence yours.

Sincerely,
Joseph W. King, Jr.
A concerned citizen

Thomas W. Matthews
1002 Concordia Drive
Towson, Maryland 21204

January 15, 1991

Mr. J. Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Re: Case 91-94

Dear Mr. Haines:

The purpose of this letter is to urge you to deny the Rock Church's request for a special variance from zoning regulations regarding its parking lot.

Current zoning regulations were drafted with a purpose in mind. There is no demonstrated benefit from deviating from the existing regulations.

However there are significant negative elements to the proposed sanctuary and parking lot including:

- Increased erosion and pollution of the Minebank Run from increased water runoff;
- Increase of traffic in and around our community from the church's increased congregation (and corresponding increased levels of exhaust emissions);
- Added potential for fire or other disaster if emergency vehicles are hindered by a congested parking lot;
- Clearing of the wooded hillside and hilltop will ruin what is now an aesthetically pleasing view and;
- The chance for further development of the area east of the proposed construction site.

It is unfair for the congregation of the Rock Church to influence changes in local zoning regulations. Few members of Rock Church live in the affected area.

Conversely, the residents of Chatterleigh and surrounding communities must suffer the consequences seven days a week.

Please give the opposition to this zoning request your full consideration.

Sincerely,
Thomas W. Matthews
Thomas W. Matthews

RECEIVED
JAN 17 1991
ZONING OFFICE

APPLICATION FOR BUILDING PERMIT

PERMIT #: B175922 CONTROL #: NR DIST: 09 PREC: 17
 LOCATION: 1739 DUNWOODY RD
 SUBDIVISION: MINNIE DUNKES PLAT
 TAX ASSESSMENT #: 0982202231

OWNERS INFORMATION
 NAME: CHRISTENSEN, DAVID + GALE
 ADDR: 52 OLDE FORGE LANE 21236

APPLICANT INFORMATION
 NAME: DAVE CHRISTENSEN
 COMPANY:
 ADDR1: 52 OLDE FORGE LANE
 ADDR2: BALKTIMORE MD 21236
 PHONE #: 529-4378 LICENSE #:

NOTES
 KRA/CES

TRAC1: BLOCK: PLANS: CONST PLOT 1 R PLAT DATA ELEC YES PLUM YES
 TENANT: OWNER
 ENGR: SELLR:
 WORK: REVISION: CONST. FOUNDATION FOR HOUSE BEING MOVED UNDER B166131 NR AND ADD. UNDER B166135. CHANGE IN LOC/SETBACKS. THIS PERMIT REPLACES/ CANCELS B166131NR + B166135 MR.USING TAX# 21-09-013225. NEW LOT SIZE 1.731 AC. EXPIRES 5-7-94.REFER TO B166131 FOR FOUND. CONST.PLANS

PROPOSED USE: SFD
 EXISTING USE: VACANT

BLDG. CODE: BOCA CODE
 RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
 ESTIMATED COST OF MATERIAL AND LABOR: 15,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
 USE: ONE FAMILY
 FOUNDATION: BLOCK BASEMENT: FULL
 SEWAGE: PRIV. EXISTS WATER: PRIV. EXISTS
 CONSTRUCTION: WOOD FRAME FUEL: GAS
 CENTRAL AIR:

SINGLE FAMILY UNITS
 TOTAL 1 FAMILY BEDROOMS 3
 MULTI FAMILY UNITS
 EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
 NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
 TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

DAFT-MCUNE-WALKER, INC.
 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Meeting Minutes

Date: July 17, 1991

Attendees: Arnold Jablon, Baltimore County Zoning Administrator
 Dick Baumer, Daft-Mcune-Walker, Inc.
 Donna Bailey, Daft-Mcune-Walker, Inc.
 George Gavralla, Daft-Mcune-Walker, Inc.

Re: Rock Church Site Plan
 Project No. 88085.D

The purpose of this meeting was to review proposed site plan changes with the zoning administrator. Certain design modifications to the plan which was approved during the special hearing are now desired as a result of environmental issues raised by the Army Corps of Engineers. DMW needs to know whether these revisions will require a new hearing.

Baumer informed Jablon that the covenant agreements executed between Rock Church and the neighboring communities require a dialogue to take place for the communities to review the evolution of the plan. It is still the church's intent to complete this aspect of the agreements. Jablon responded that so long as the community groups have no problems with the proposed changes, then his office will not require a new hearing.

Action: DMW, Rock Church, and Deborah Dopkin will work with the community groups through their attorneys.

RAB/stn

cc: Attendees
 Ed Halle
 Pastor Bart Pierce
 Chris Trionfo
 Deborah Dopkin

LAW OFFICES
 ROSOLIO, SILVERMAN & KOTZ, P.A.
 SUITE 220, NOTTINGHAM CENTRE
 502 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4513

TELEPHONE 410-339-7100
 FAX NO. 410-339-7107

DEBORAH C. DOPKIN

September 11, 1996

The Honorable Joseph Bartenfelder
 Baltimore County Council
 Court House
 Towson, Maryland 21204

RE: The Rock Church

Dear Councilman Bartenfelder:

This firm represents The Rock Church located at 1607 Cromwell Bridge Road, in connection with land use matters in Baltimore County. The Church is anticipating an imminent change in the curriculum at its school from a general student body to a special needs student body, serving primarily students who have suffered abuse or neglect, all as more fully set forth in the attached letter to Arnold Jablon, Director of the Office of Permits and Development Management.

Mr. Jablon's office requested that we make you aware of the change and further requested that if you have any questions relating to the matter, that you contact either Arnold Jablon or Carl Richards directly. Of course, I am always available if I may be of assistance.

Very truly yours,

Deborah C. Dopkin

DCD/ef

Enclosure

cc: The Rock Church
 Mr. Carl Richards

LAW OFFICES
 ROSOLIO, SILVERMAN & KOTZ, P.A.
 SUITE 220, NOTTINGHAM CENTRE
 502 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4513

TELEPHONE 410-339-7100
 FAX NO. 410-339-7107

DEBORAH C. DOPKIN

September 5, 1996

VIA HAND DELIVERY
 Arnold Jablon, Esquire
 Baltimore County
 Department of Permits and
 Development Management
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: The Rock Church
 Case No. 91-94-SPH and Case No. 85-126-A

Dear Mr. Jablon:

This firm represents The Rock Church with regard to its property located at 1607 Cromwell Bridge Road, the subject of the above captioned zoning cases. (I note there was a sign variance case No. 88-65A that was denied and is not relevant to the subject of this letter.)

The subject property consists of a 23 ± acre more or less parcel zoned D.R. 2 that is improved with the Church, school and related facilities. The Church recently completed a new sanctuary on the site. Prior to opening the new sanctuary, services were held in the gymnasium of the school. It is the school that is the subject of this letter.

The Church is exploring contracting with an independent operator to take over the school operation. The proposed operator is the Arrow Project, a Christian, private, non-profit corporation consistent with the ministry of the Church.

The school would continue to be accessory and subordinate to the Church use and would be in furtherance of the mission of the Church and its ministry. There would be no exterior modifications to the building and there would be a net reduction in the number of students on the site as well as traffic and parking demands.

The student body would be reduced to approximately sixty students in grades 1 - 12, of whom roughly one-half would reside on the premises. Thus, one floor of the existing building would be converted to dormitory. The student body that would be served would

LAW OFFICES
 ROSOLIO, SILVERMAN & KOTZ, P.A.

Arnold Jablon, Esquire
 September 5, 1996
 Page 2

be limited to students with special needs who have experienced abuse or neglect. Enrollment would come from both the private sector and from placement by state agencies.

If you desire, the Church can provide detailed information on staffing, scheduling and classroom levels. In addition to the educational staff, the school would maintain three full time staff people in the dormitories twenty-four hours per day, plus therapeutic, clinical and administrative personnel during normal operating hours.

The operation of the school at the Rock Church does not involve a change to the site plan nor does it constitute a material change in the operations at the site. The religious school activity and services provided to the student body are normal accessory uses found at many religious institutions. As such, we believe that the proposed modification should be permitted without the necessity of an additional public hearing or further zoning approval.

I have enclosed the Orders in the above captioned zoning cases, along with the required processing fee of \$40.00 made payable to Baltimore County, Maryland. I would appreciate an expedited review and response, since the parties are anxious to provide these services to a waiting enrollment at the earliest opportunity. Further, we will be meeting with Carl Richards of your office on Monday, September 9, 1996 to respond to any questions he may have regarding this matter. If I may provide further information at that time, please contact me.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc
 Enclosure
 cc: The Rock Church



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

September 19, 1996

Deborah C. Dopkin, Esquire
 Rosolio, Silverman & Kotz, P.A.
 Suite 220, Nottingham Centre
 502 Washington Avenue
 Towson, MD 21204-4513

RE: The Rock Church
 Temporary Dormitory for Approx. 30
 Special Needs Students
 Zoning Case #91-94-SPH, #85-126-A
 9th Election District

Dear Ms. Dopkin:

Reference is made to your letter of September 5 to Arnold Jablon, Director of Permits and Development Management, and your supplemental letter of September 9, both of which I will reply to. You have requested on behalf of your client, Rock Church, that this office concur that the proposed special needs student dormitory would be in keeping with the spirit and intent of the zoning regulations and the above referenced zoning cases.

At a meeting in this office on September 9, it was explained that the students had experienced abuse or neglect and would only temporarily live in the dormitory, not to exceed 90 days, after which time they would continue to attend class but they would later return to the family home or be placed in foster care or a residential facility. As was further explained, the temporary dormitory accommodations and student services, similar to transitional services offered by other religious institutions, will be "accessory to" and not change the "principal church operations" at the site.

I have discussed your proposal with Arnold Jablon and simply stated, this office would agree that the temporary dormitory use for approximately 30 special students would not conflict with the Baltimore County Zoning Regulations and would be within the spirit and intent of the zoning cases. Our final approval would be contingent upon:

1. the revision of the site plan in the latest zoning case to reflect the changes, even though the proposal may be less intense;

Deborah C. Dopkin, Esquire
 September 19, 1996
 Page 2

2. notifying this office and requesting re-approval should the special student accommodations be proposed to exceed 30;
3. an understanding that should there be complaints received in the Permits and Development Management Office concerning this operation that, after notification, a public hearing must be filed in this office for (a) special exception for a community care center and/or (b) special hearing to approve transitional student accommodations as accessory to a church.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

W. Carl Richards, Jr.
 Zoning Supervisor
 Zoning Review

WCR:scj

c: Councilman Joseph Bartenfelder

ROSOLIO & KOTZ, P.A.
 220 NOTTINGHAM CENTRE
 502 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4513

FAX TRANSMISSION LEAD SHEET

NOTICE

The information contained in the following pages is PRIVATE and CONFIDENTIAL and belongs to Rosolio & Kotz, P.A., and/or its clients. The information is intended solely for the use of the person or entity named below to whom it is addressed. ROSOLIO & KOTZ, P.A. expressly preserves and asserts all privileges and immunities applicable to this transmission. If you are not the named addressee or an agent or employee of the intended recipient, then you have received this transmission in error. If you have received this transmission in error, please do not print, copy, retransmit, or otherwise disseminate the information contained herein. If you are not the intended recipient, please notify the sender by return mail. If you are not the intended recipient, please do not print, copy, retransmit, or otherwise disseminate the information contained herein. If you are not the intended recipient, please notify the sender by return mail.

DATE: September 10, 1996

NAME: Carl Richards

COMPANY: Office of Permits and Development Management

FAX: 887-5708

RE: The Rock Church

SENDER: Deborah C. Dopkin, Esquire

Rosolio & Kotz, P.A.
 Second Floor, Nottingham Centre
 502 Washington Avenue
 Towson, Maryland 21204

Please contact Eddie at (410) 339-7100 should you experience any problem with this transmission.

Fax Number: (410) 339-7107

Number of Pages, Including This Lead Sheet: 3

Hard Copy to Follow?

Comments to Recipient: From commission

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P.A.
SUITE 200, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

DEBORAH C. DOPKIN

TELEPHONE 410-330-7100
FAX NO. 410-330-7107

September 10, 1996

VIA FACSIMILE AND FIRST CLASS MAIL

Arnold Jablon, Esquire
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: The Rock Church
Case No. 91-94-SPH and Case No. 85-126-A

Dear Mr. Jablon:

This firm represents The Rock Church with regard to its property located at 1607 Cromwell Bridge Road, the subject of the above captioned zoning cases. (I note there was a sign variance case No. 88-65A that was denied and is not relevant to the subject of this letter.)

The subject property consists of a 23 ± acre more or less parcel zoned D.R. 2 that is improved with the church, school and related facilities. The church recently completed a new sanctuary on the site. Prior to opening the new sanctuary, services were held in the gymnasium of the school. It is the school that is the subject of this letter.

The Church is exploring contracting with an independent operator to take over the school operation. The proposed operator is the Arrow Project, a Christian, private, non-profit corporation consistent with the ministry of the church.

The school would continue to be accessory and subordinate to the church use and would be in furtherance of the mission of the church and its ministry. There would be no exterior modifications to the building and there would be a net reduction in the number of students on the site as well as traffic and parking demands.

The student body would be reduced to approximately sixty students in grades 1 - 12, of whom roughly one-half would reside on the premises. Thus, one floor of the existing building would be

Arnold Jablon, Esquire
September 10, 1996
Page 2

converted to dormitory. The student body that would be served would be limited to students with special needs who have experienced abuse or neglect. Enrollment would come from both the private sector and from placement by state agencies. Of the student body, thirty students would temporarily live on the premises for up to a maximum of ninety days each. At the end of the ninety days, the students would continue to attend classes, but would return to either the family home or be placed in foster care or in a residential facility.

If you desire, the Church can provide detailed information on staffing, scheduling and classroom levels. In addition to the educational staff, the school would maintain three full time staff people in the dormitories twenty-four hours per day, plus therapeutic, clinical and administrative personnel during normal operating hours.

The operation of the school at the Rock Church does not involve a change to the site plan nor does it constitute a material change in the operations at the site. The religious school activity and services provided to the student body are normal accessory uses found at many religious institutions. As such, we believe that the proposed modification should be permitted without the necessity of an additional public hearing or further zoning approval.

We believe the services proposed at the school are in furtherance of the mission of The Rock Church and are in keeping with the spirit and intent of the Zoning Regulations. I have enclosed the Orders in the above captioned zoning cases, along with the required processing fee of \$40.00 made payable to Baltimore County, Maryland. I would appreciate an expedited review and response, since the parties are anxious to provide these services to a waiting enrollment at the earliest opportunity. If I may provide further information at that time, please contact me.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Dopkin
Deborah C. Dopkin

DCD/kmc
Enclosure
cc: The Rock Church

Christopher J. Trionfo
May 23, 1995
Page 2

3. The entire project will be stoned and ready to receive parking.
4. The existing bond for Storm Water Management will not be reduced nor will any as built drawings be reviewed until all paving is installed. Maintenance of the Storm Water Management System is the responsibility of Rock Church.
5. All landscaping will be completed prior to occupancy.
6. See attached correspondence from David Filbert, Air Quality and Waste Management.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:scj
Enclosure

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management

May 23, 1995

(410) 887-3353

Christopher J. Trionfo
President
Hopkins Construction Company
8811 Harford Road
Baltimore, MD 21234

RE: Rock Church
1611 Cromwell Bridge Road
1 Year Temporary Stone Parking Surface
Permit #B-154706, #B-161503
Zoning Case #91-94-SPH
9th Election District

Dear Mr. Trionfo:

Reference is made to your formal request dated April 26, after an earlier meeting with Arnold Jablon, Director of Zoning Administration and Development Management, which has been referred to me for reply. You have requested, on behalf of the Rock Church, a delay on the required paving in the parking lot and approval of a temporary stone surface for one year.

This office will approve the temporary stone surface, subject to the following six conditions, five of which you have stated in your letter. The parking and driveway surface must be maintained in a durable and dustless condition following Baltimore County Air Quality guidelines.

1. Handicapped parking spaces will be designated and paving will be accomplished in those areas closest to the building.
2. Curb and gutter will be installed along the perimeter of the entire project.

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

May 15, 1995

TO: Carl Richards
ZADM

FROM: David Filbert
Air Quality & Waste Management

SUBJECT: Rock Church

I am writing in response to your request for our comments concerning a one year exception to the required paving of the parking lot at the Rock Church.

The Bureau of Air Quality and Waste Management would agree to the application of crusher run on the premise parking lot instead of paving for a period of one year provided that the following precautions are taken to control airborne particulate (ABP):

1. All roadways leading to and from the parking lot should be paved as soon as construction allows.
2. During dry conditions when vehicle traffic generates dust that becomes airborne and leaves the property boundaries control measures must be taken.
3. Reapplication of crusher run to the parking lot surface may be necessary if weather conditions or vehicle traffic degrade the product.

Two of the most common methods used to control dust are the application of water or calcium chloride (CaCl₂). If watering is selected caution must be used so as not to create a mud problem. The mud drying on paved surfaces would cause dust or sediment problems. If calcium chloride is selected as a control method it can be purchased from most building supply houses. The length of time that it is effective depends on weather conditions. During extended dry periods it will last indefinitely, however, hard rain will eventually wash the CaCl₂ out. The best method of application of CaCl₂ is with a spreader.

I have enclosed a copy of our guidelines for ABP control during construction activities. Mr. Steve Reekie, Supervisor of our Air Quality Section, can provide additional information or answer any questions that come up. We would be happy to meet with representatives from the Rock Church to provide additional guidance.

DF/mbd
cc: Steve Reekie
RICHARDS/TOWSON/21204

RECEIVED
MAY 19 1995
ZADM

IN RE: PETITION FOR VARIANCE
SE/corner of Cromwell Bridge
Road and Loch Raven Boulevard
(1607 Cromwell Bridge Road) -
9th Election District
Rock Church,
Petitioner =

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-126-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to allow a crusher run surface on its parking lot rather than a durable and dustless surface, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner, by Reverend Bart Pierce, appeared and testified. Also testifying in behalf of the Petitioner was Chris Trionfo. There were no Protestants.

Testimony indicated that the church is situated on an 8.8-acre parcel with a parking area adjacent to the church building. See Petitioner's Exhibits 2 through 6. Surrounding the parking area on three sides is a paved driveway which leads to Cromwell Bridge Road, an approximate distance of 500 feet. There are no homes or commercial buildings within a quarter of a mile of the property. The parking lot is composed of a crusher run base and stone surface. The topography of the property and the layout of the building and lot make a crusher run surface preferable. The building and parking area are located on a hill surrounded by a valley, and if paved, the run-off would need to be directed into a storm water drainage system which would require an expense not within the church budget. A crusher run surface would allow water to be absorbed without run-off. It is important to note that the parking lot would be utilized no more than nine hours per week and that there would not be extensive dust produced and certainly none that would cause an adverse impact on the area.

ORDER RECEIVED FOR FILING
DATE 5/19/95

CORAR 42-03.01 Part 4



Baltimore County
Department of Environmental Protection
and Resource Management

Bureau of Air Quality
and Waste Management
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3775 - Air Quality
(410) 887-3745 - Waste Management

BUREAU OF AIR QUALITY MANAGEMENT

Guidelines to the Air Pollution Regulations for Controlling
ABP (Airborne Particulate) on Construction Activity Sites

ACTIVITY SITE START-UP

Stone must be applied for a minimum of 50 feet in all entrances of ingress and egress. If this amount does not prove effective further stones may be required. Additional stone should be applied to all internal roads as soon as final grade can be established. Stone should also be applied to areas or driveways that lead directly to buildings under construction where supply trucks or subcontractors travel to perform their functions.

Two distinct soil conditions usually exist at construction activity sites. Each condition requires a different approach regarding compliance to air pollution regulations for controlling mud and dust. These conditions are a function of the degree of moisture in the soil. Simply put, "are the conditions wet or dry?"

If conditions are wet the tracking of mud onto hard surface roads must be addressed.

If conditions are dry ABP (dust) control on internal roads must be established.

WET CONDITIONS: MUD PROBLEMS

Adequate stone in traveled areas is the key to controlling most mud-on-the-road problems. During wet periods the stone must be replenished as needed.

One of the best preventive methods for controlling the mud problem is to contain it on-site. This can be accomplished by setting up a wheel wash station. This is possible when water is available using a one and one half inch fire hose (anything smaller will not be effective). A meter can be obtained from the Bureau of Utilities at 887-7722. The station should be located on the entrance/exit stone back far enough to create enough "run" to help clean wheels further. As basic as it sounds, this is only as effective as the person doing the washing. A sign is a valuable aid for alerting vehicles that you have an air pollution plan for compliance. ALL VEHICLES MUST WASH OFF TIRES.

Inevitably mud will be tracked onto hard surface roads. The regulations call for prompt removal, and this can be accomplished in a number of ways which will be dictated by your particular situation and equipment availability.

One of the most effective methods involves hosing down the street. Obviously the ambient air temperature will dictate whether this is a feasible approach. This can only be done if you have either protected outlets or the run-off flows into a sediment control pond. Any hosing action must be cleared with Sediment Control at 887-3226. It may be necessary to purchase 300' to 400' of hose, but compared to other methods of control this can be cost effective.

If hydrants are not available flusher trucks can be used. Since most contractors do not own such a piece of equipment it must be rented. Again the same requirements concerning run-off must be adhered to.

The use of a mechanical broom is another option for clean-up purposes. A mechanical broom must always be used in conjunction with a wetting agent (usually water). This minimizes the dust resulting from the clean-up operation.

The most basic method of clean-up may be all that is necessary: men with flat shovels and brooms (flagmen where necessary). Sufficient man-power is necessary to facilitate the prompt removal of mud and dirt.

DRY CONDITIONS: ARP PROBLEMS

This particular condition probably has the potential for the greatest volumes of dust.

There are a number of approaches to the dry conditions dust problem. The most cost effective method must be ultimately decided by the contractor. This problem usually involves internal roadways, which are dirt or stone. If the roads are hard surfaces they can be cleaned by any of the methods already discussed.

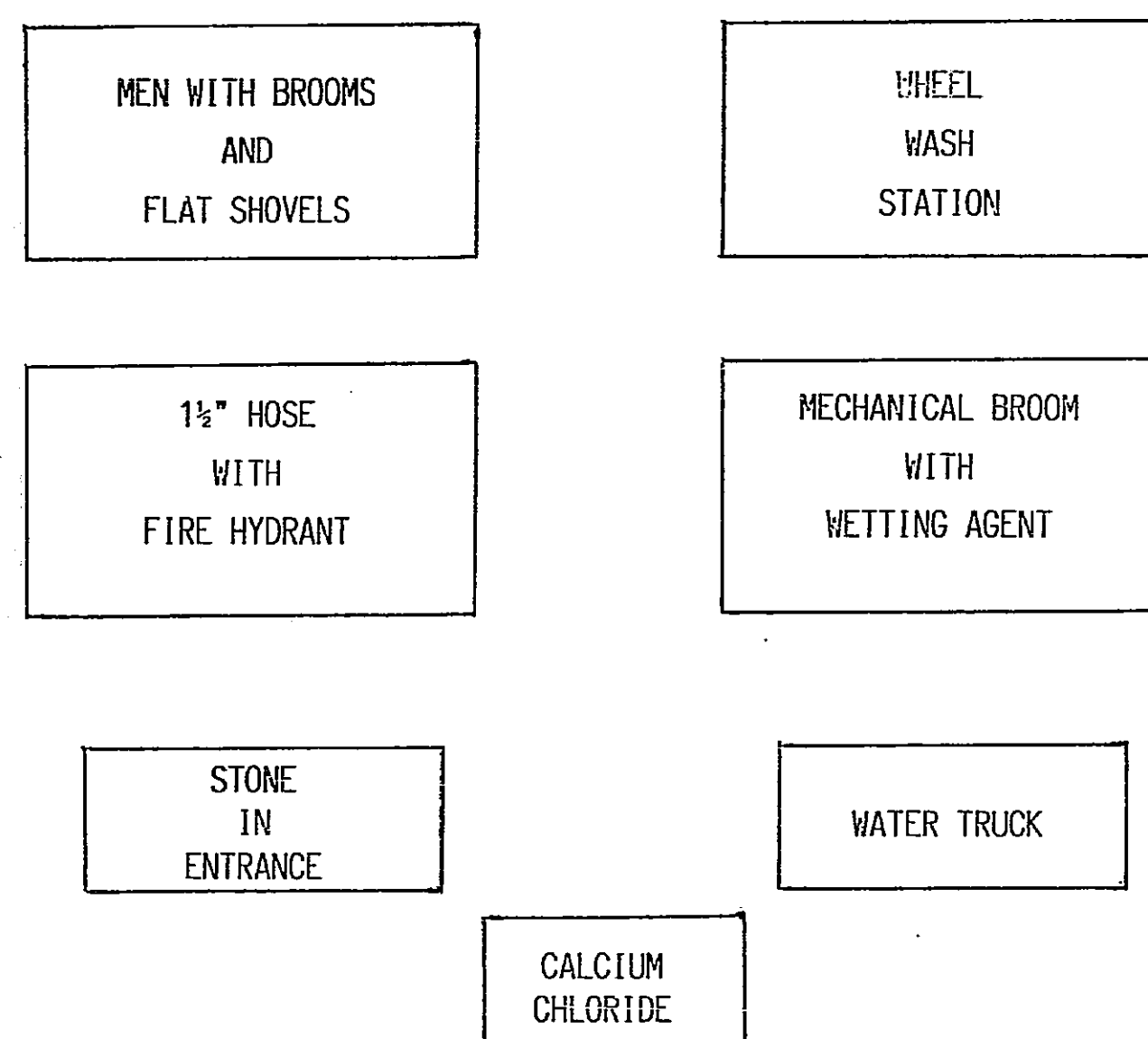
The two most common methods of dust control for dirt or stone roadways are water and Calcium Chloride (CaCl₂). Both have advantages and disadvantages associated with their use.

CaCl₂ is very effective for this purpose. It can be purchased from most building supply houses and the length of time that it is effective depends on weather conditions. During extended dry periods the CaCl₂ can last indefinitely, however, significantly hard rain will eventually wash the CaCl₂ out. As the conditions dry again this will signal the necessity for the re-application of additional CaCl₂. The best method of application of CaCl₂ is a spreader. Throwing shovels full from the back of a truck will not produce an effective application.

Care must be taken to clean up any CaCl₂ tracked onto hard surface roadways because of the associated traffic hazard. Sometimes a buffer area before entering hard surface roads helps with this problem.

The second method for control of dust from dirt or stone roadways is water. Water may be used in a number of ways. The most common approach is a water truck which is very effective when used properly and with the necessary frequency. Watering the roads does not have to involve creating a mud problem. Good judgement must be used to put down the proper amount of water. Job size and dryness will dictate the frequency of use of the water truck. The rule of thumb regarding frequency is simple; if vehicles using the roadway are generating dust it is time to water again.

Watering for dust control can sometimes be achieved by the use of a fire hose with a spray attachment. This requires a responsible person to perform the task adequately when it is needed.



HOPKINS CONSTRUCTION CO.

8811 HARFORD ROAD BALTIMORE, MARYLAND 21285 PHONE 410/661-3600 FAX 661-4024

April 26, 1995

Zoning Administration and Development Management
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

Attn: Mr. Arnold Jablon, Director

RE: Rock Church of Baltimore

Dear Mr. Jablon:

We are formally requesting an extension of one year to occupy our new Sanctuary with a stone parking lot in lieu of a durable and dustless surface. After speaking with you, we have followed your advice, and spoken to John Risiger, Jack Berger & Tom Vidmar. After our communications with their departments, we are stipulating to the following conditions:

1. Handicapped parking spaces will be designated and paving will be accomplished in those areas closest to the building.
2. Curb and gutter will be installed along the perimeter of the entire project.
3. The entire project will be stoned and ready to receive paving.
4. The existing bond for Storm Water Management will not be reduced nor will any as built drawings be reviewed until all paving is installed. Maintenance of the Storm Water Management System is the responsibility of Rock Church.
5. All landscaping will be completed prior to occupancy.

On the basis of our previous discussion we have proceeded with the work, especially the curb and gutter as outlined above.

Please forward your approval of the one year extension to my office at your earliest convenience. We have scheduled dedication services for August 4, 5, & 6. We would be greatly honored if you could attend one of the services, please let us know if that is possible. Looking forward to receiving your letter, I remain

Continually at your service and in His,

Christopher T. Trionfo
President

CJT/be

cc: Rev. Pierce

Helping The Vision to Become Reality...

TRANSMITTAL



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 296-4705

To: Zoning Administration Date: 3-22-94

Job No.: 88085-D

Attention: JOHN LEWIS

Reference: ROCK CHURCH

We are sending you ☐ Shop drawings ☐ attached ☐ under separate cover: ☒ via HAND

Copies	Date	Number	Description
1		2 sheets	PLAN TO ACCOMPANY ZONING PETITION

These are transmitted as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks: ATTACHED IS A REDLINED COPY OF THE PLAN FOR ZONING PETITION 91-94 SPH WHICH REFLECTS THE RELOCATED STORM WATER MANAGEMENT FACILITY AND ACCOMPANYING REALIGNMENT OF THE ACCESS DRIVE AND PARKING LAYOUT.

cc: DON RASCOE
DICK BAUMMER Signed BOB COVAHEY

called to ask for parking layout and clarification of office location. msg. 3/25/94.

TRANSMITTAL



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: ZONING OFFICE Date: 3-14-94

Job No.: 88085-D

Attention: JOHN LEWIS

Reference: ROCK CHURCH

We are sending you ☒ attached ☐ under separate cover: ☒ via HAND

Copies	Date	Number	Description
1			MINUTES OF 7-17-91 MEETING w/ ARNOLD JABLON

These are transmitted as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks: IN RESPONSE TO YOUR COMMENTS AT THE DRC MEETING ON 3-7-94, WE ARE PROVIDING YOU WITH THE ATTACHED LETTER WHICH REFLECTS THE RESULTS OF A MEETING ON THIS PROJECT WITH ARNOLD JABLON ON 7-17-91. IF THIS INFORMATION IS NOT SUFFICIENT TO ADDRESS YOUR CONCERNS, PLEASE ADVISE US OF YOUR ASSISTANCE IN FINALIZING THIS MATTER. IT IS GREATLY APPRECIATED.

cc: DONALD T. RASCOE Signed BOB COVAHEY

DICK BAUMMER
Meeting before w/ Mr. Jablon? get date. Still need red line plan for file 91-94 SPH (30 MAY 1994) under me.

TRANSMITTAL



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: Baltimore County Date: 10-3-96

Job No.: 88085-D

Attention: W. Carl Richards, Jr.

Reference: Rock Church

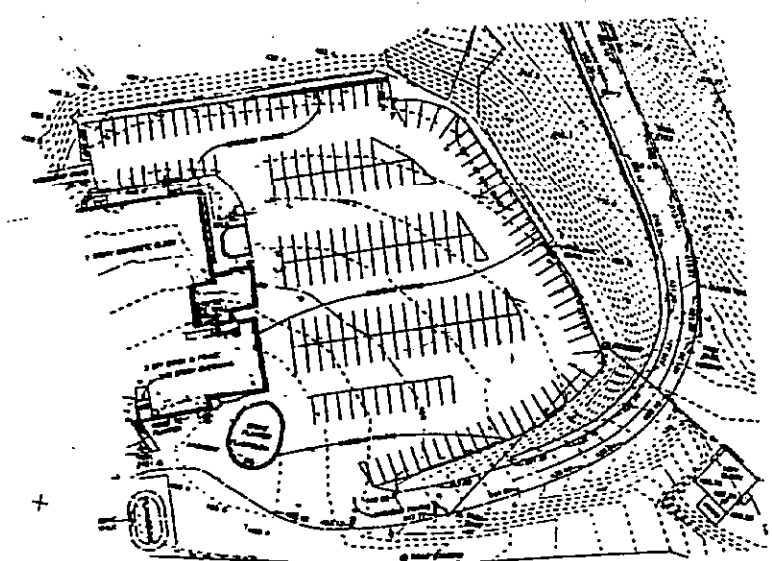
We are sending you ☒ attached ☐ under separate cover: ☒ via Hand Delivery

Copies	Date	Number	Description
1	10-3-96	2 sheets	Revised Plan & Plot to Accompany Zoning Petition

These are transmitted as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks: Revised plans submitted to your office as requested in your 9-19-96 letter to Deborah C. Dopkin, Esquire.

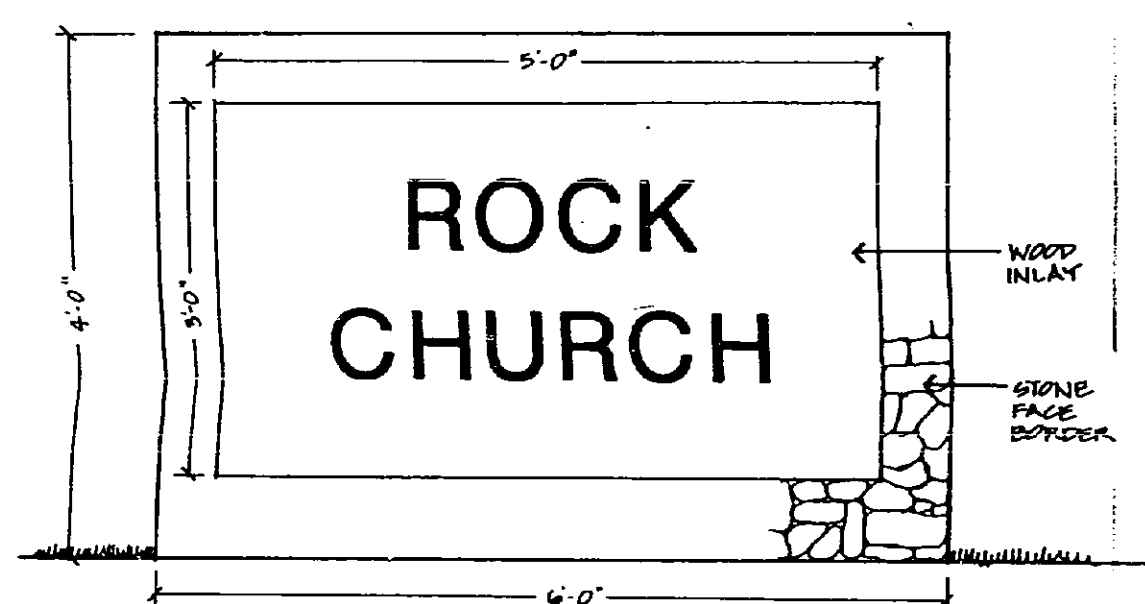
cc: Chris Trionfo w/ copy Signed Charles Main



EXISTING OFF-SITE PARKING DETAIL LAYOUT
SCALE: 1" = 100'

PARKING SCHEDULE

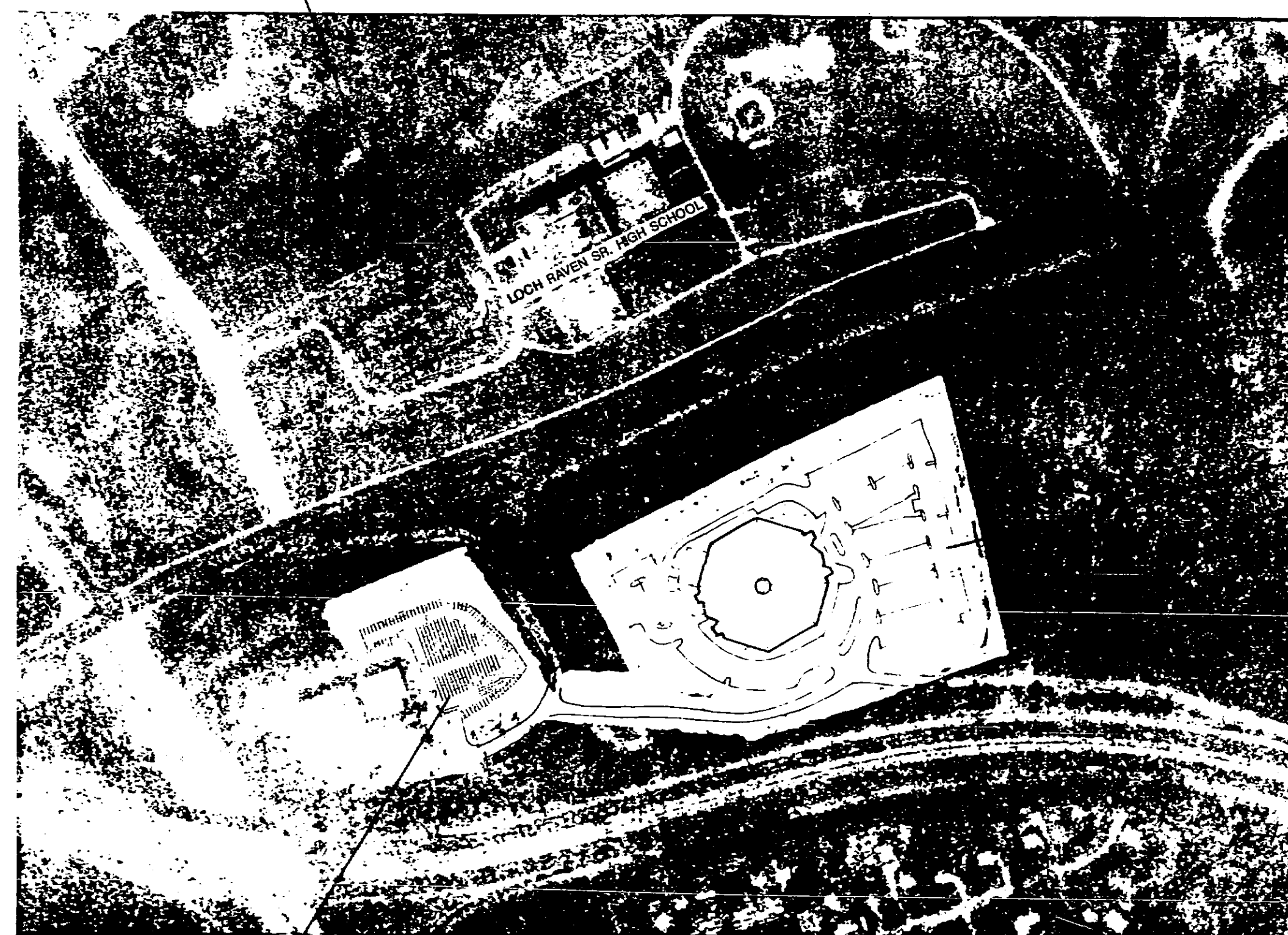
1	PROPOSED ON-SITE PARKING	494 SPACES
2	EXISTING OFF-SITE PARKING (ROCK CHURCH)	175 SPACES
3	EXISTING OFF-SITE PARKING (LOCH RAVEN H.S.)	112 SPACES
TOTAL AVAILABLE PARKING		781 SPACES



EX. SIGN at Driveway Entrance @ Cromwell Bridge Road

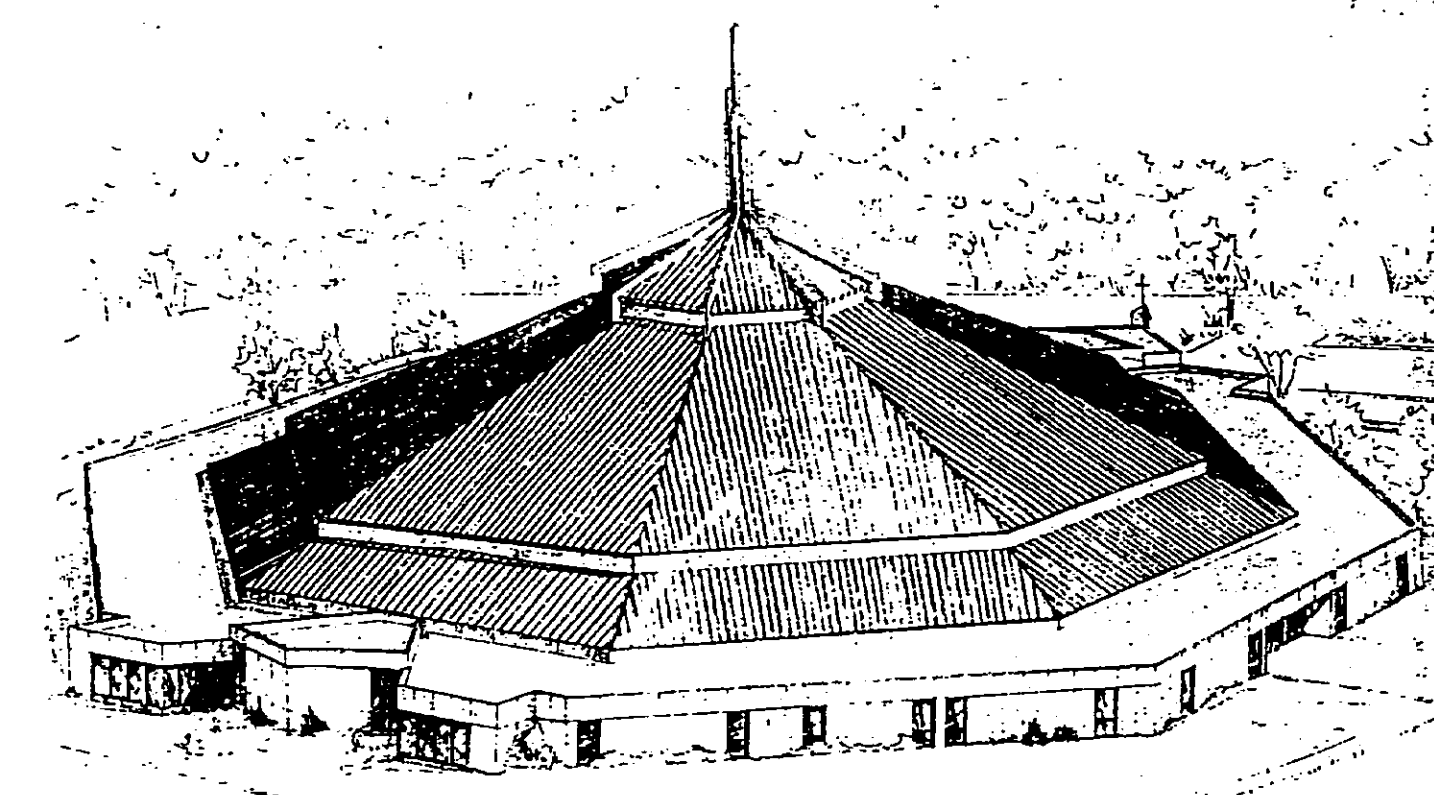
SIGN PERMIT was applied for and issued October 30, 1994.
BUILDING PERMIT No. 70810 CONTROL No. SI-1338

3 SHUTTLE BUS SERVICE TO ROCK CHURCH
ON SUNDAY MORNING FROM 9:30 A.M. TO 12:30 P.M.

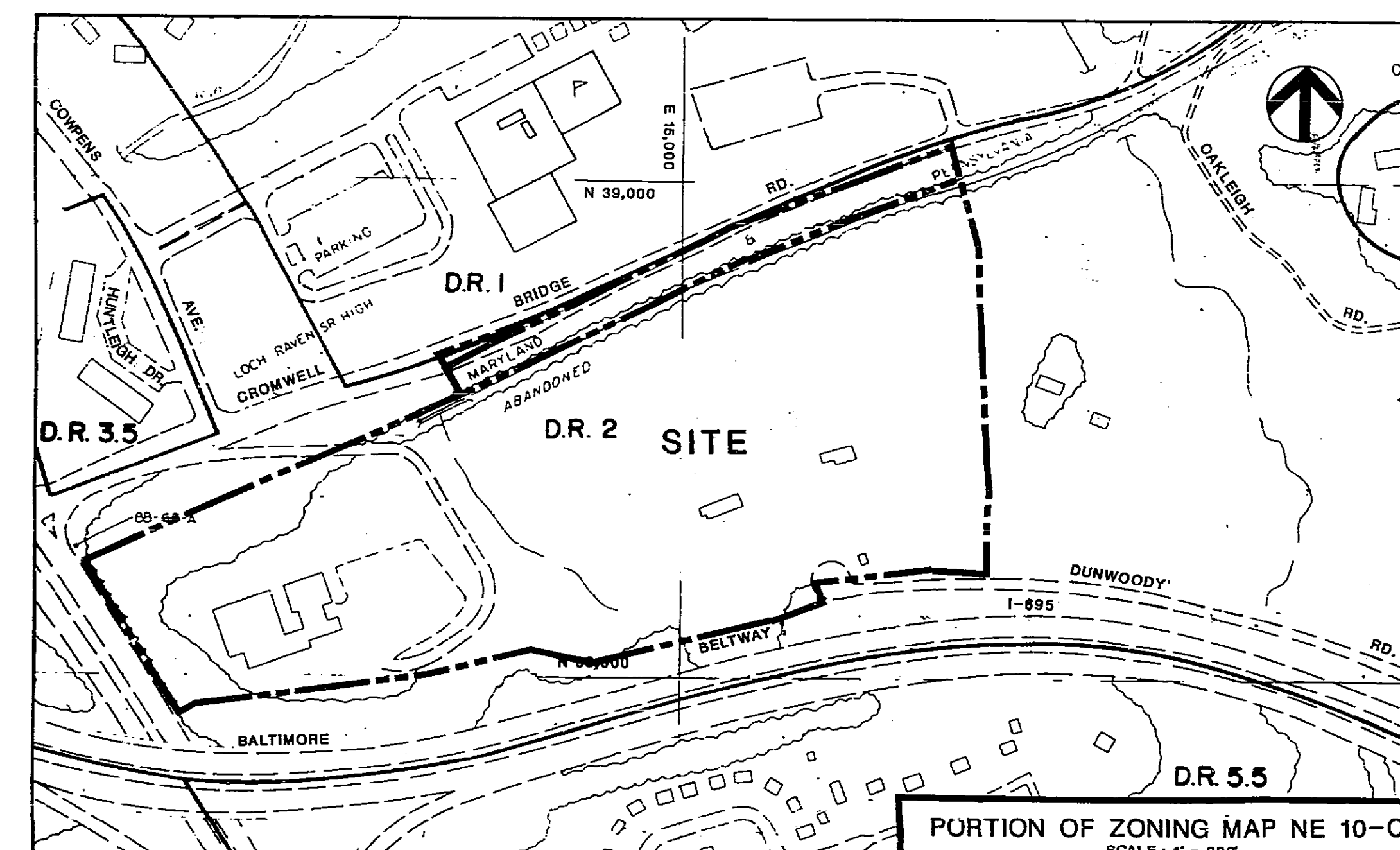


PARKING SCHEME

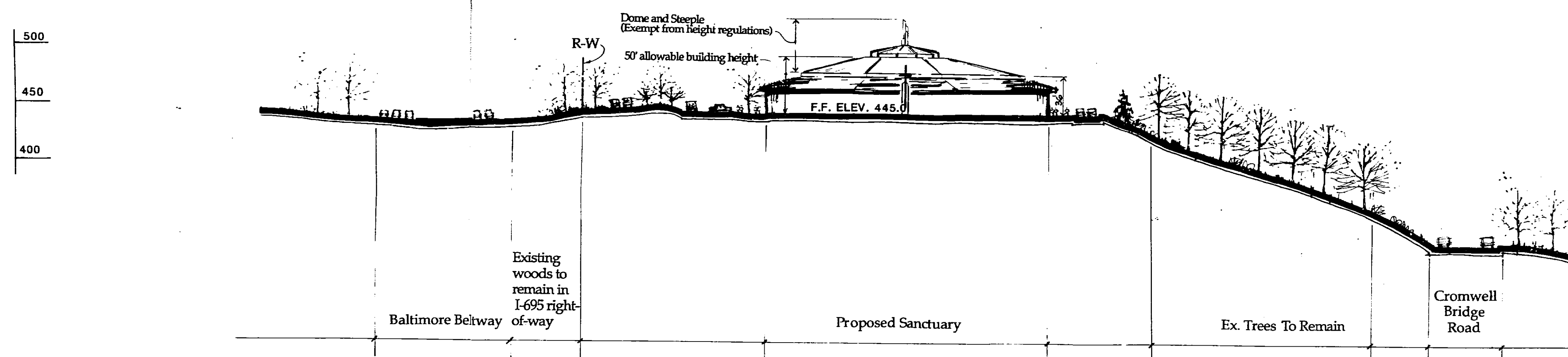
SCALE 1" = 200'



GENERAL ARCHITECTURAL VIEW
NOT TO SCALE



PORTION OF ZONING MAP NE 10-C
SCALE: 1" = 200'

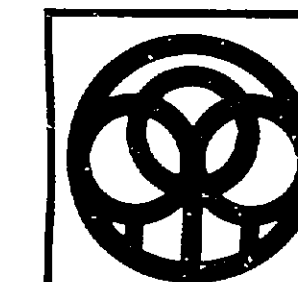


SECTION A

VIEW FROM I-695

HORIZ. 1" = 50'
VERT. 1" = 50'

PRINTED
OCT 2 1996
DAFT-McCUNE-WALKER, INC.



DAFT-McCUNE-WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
300 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (410) 298-3333

ROCK CHURCH

PLAN & PLAT TO ACCOMPANY
ZONING PETITION

PARKING SCHEME / SITE SECTION

PRINTED

OCT 3 1996

DAFT-McCUNE-WALKER, INC.

SCALE:
AS NOTED

JOB ORDER NO.
88085D

ISSUE DATE
7/30/90

DATE

REVISIONS

11/21/90 REVISED PARKING SCHEDULE AS PER EX. LAY
12/19/90 ADD EX. SIGN DETAIL
1/16/91 REFINED SECTION
3/4/91 ADD EX. OFF-SITE PARKING LAYOUT

SHEET

2 OF 2

PROTESTANT(S) EXHIBIT 1



ROCK CHURCH
Parking Procedures for Church Services

Sunday A.M. Services

1. A parking lot attendant is stationed at the driveway entrance at Cromwell Bridge Road to monitor parking. They are in place by 8:30 a.m. on Sunday.
2. Early arrivals are asked to park on Loch Raven High School's parking lot (band members, choir, users, etc.)
3. A van and/or bus shuttles persons up the hill on a rotating schedule. Vehicles are not to be parked on Compens Avenue.
4. In order to accommodate visitors' parking, attendant allows them to drive up the hill to park on the Church lot.
5. Approximately 10:00 a.m. members begin to park on Church lot. Stadium parking is instituted at this time.
6. Handicap parking is available along side of building and is very accessible to the building.
7. After service both bus and van begin to take passengers back to their vehicles at Loch Raven High School's parking lot.
8. The departure usually takes less than 45 minutes after service on Sunday.

Sunday P.M. and Thursday P.M. Services

There is not need for the use of Loch Raven High School's parking lot at these services.

There is at least two parking attendants on the existing Rock Church parking lot at all services.

PROTESTANT(S)
EXHIBIT 2A

October 12, 1990
DMW Project No. 88085.A

DUNWOOD ROAD ADJACENT TO THE BELTWAY
October 20, 1990



44
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-94-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

Signature

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-1099

Legal Owner(s):

Rock Church

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

Signature

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

Attorney's Telephone No.: 825-1099

Address

City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 22 day of Sept 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 30 day of Oct 1990, at 9:30 o'clock A.M.

J. Robert Sanders
Zoning Commissioner of Baltimore County

B.C.O. No. 1

(over)

PETITION FOR SPECIAL HEARING

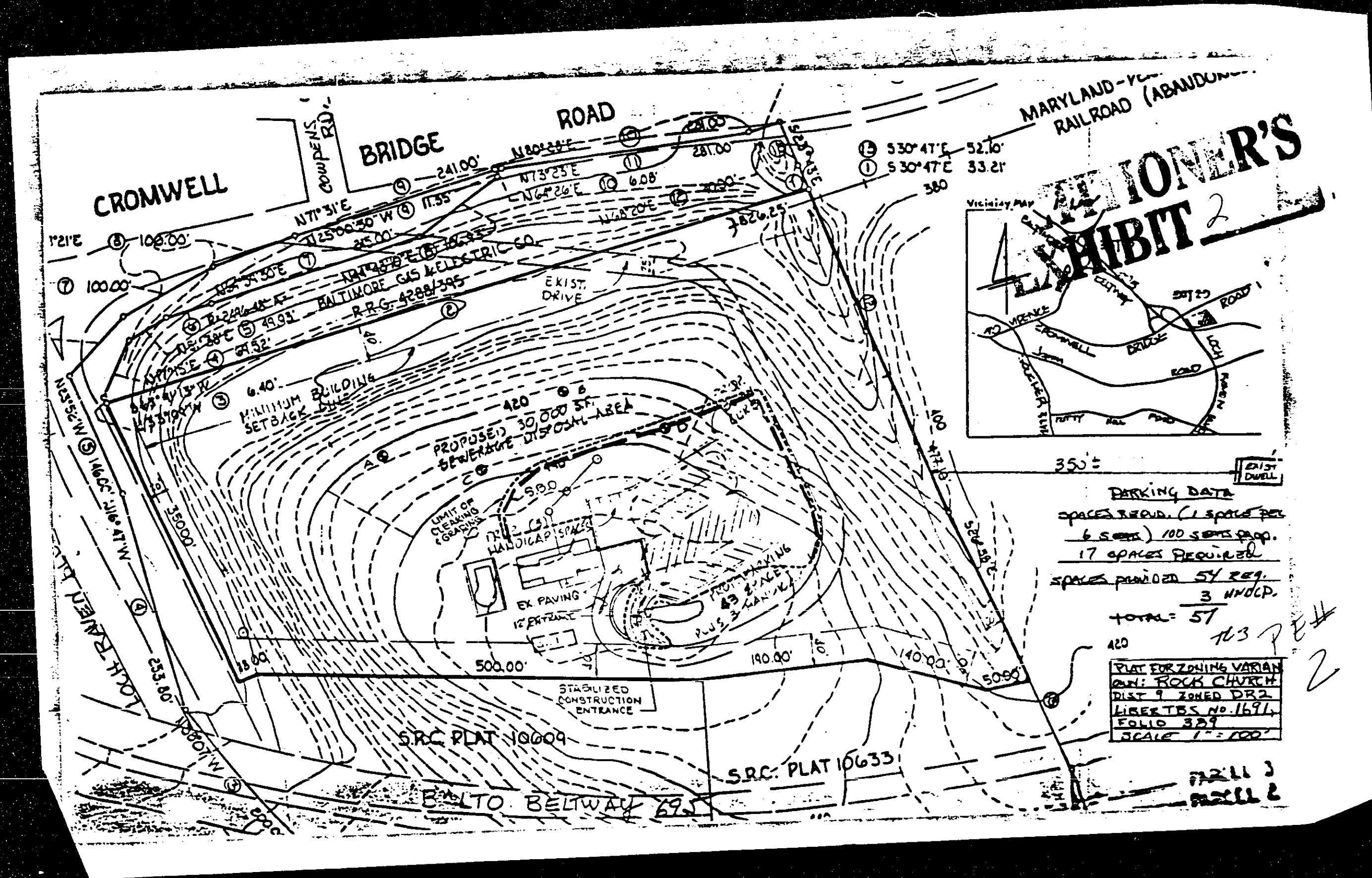
Rock Church, Petitioner

91-94-SPH

To approve a modified parking plan, pursuant to § 409.12B of the Baltimore County Zoning Regulations, which plan:

- a. Provides some of the required parking more than 500 feet walking distance from the principal building entrance as otherwise required by § 409.7B;
- b. Permits fewer than 50% of the on-site parking to not have direct access to an aisle and to be parked by direction rather than by an attendant as otherwise required by § 409.4.B.1; and
- c. Provides 112 parking spaces on a satellite lot from which shuttle bus service is provided in lieu of the requirements of § 409.7B and C;
- d. An amendment to the variance and site plan approved in Case No. 85-126A, and conform them to the site plan accompanying this petition, if the Zoning Commissioner deems the same is required.

HELLMAN & REDMOND
ATTORNEYS AT LAW



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 23, 1990

RE: Contract No. B 635-101-472
Interstate Route 695
(Baltimore Beltway)
MD Route 140 to MD route 702
PDMS No. 131113

Hellman and Redmond
Attorneys-At-Law
405 Allegheny Avenue
Towson, Maryland 21204

ATTN.: Ms. Deborah C. Dopkin

Ladies and Gentlemen:

This is a follow-up to our July 30, 1990 letter to you in which we committed to providing you with an answer on the future Baltimore Beltway improvements as they relate to the Rock Church.

On August 22, 1990, members of the study team on the Beltway project met with Administrator Kassoff to present the options which were studied for mainline improvements to the Beltway in the area adjacent to the Rock Church. Upon conclusion of the presentations, Mr. Kassoff agreed that we should pursue the Beltway improvement option which accommodates future widening within current SHA right-of-way limits. Therefore, no reservation of "future rights-of-way" will be required from the Rock Church for Baltimore Beltway improvements. We will contact the appropriate authorities in Baltimore County to make them aware of this decision.

If you have any other questions with regard to this matter, please feel free to contact me or the Project Manager, Mr. Robert Sanders. Bob's telephone number is 333-1106.

Very truly yours,

Louis H. Ege, Jr.
Deputy Director
Office of Planning and
Preliminary Engineering

by:

Robert K. Sanders
Project Manager
Project Planning Division

LHE/RKS/rs

cc: Mr. C. Robert Olsen
Mr. Neil J. Pedersen
Mr. John Contestabile
Mr. Larry Bragato

My telephone number is (301) 333-1106

Telecommunicator for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

PROTESTANT(S)
EXHIBIT 3

Loch Raven High School
1212 Cowpens Avenue, Towson, MD 21204

November 8, 1989

Mr. Mel Munk
Rock Church
1607 Cromwell Bridge Road
Baltimore, MD 21234

Dear Mr. Munk:

The Rock Church has the permission of Loch Raven High School to use its parking lot on Sunday mornings from 9:30 A.M. - 12:30 P.M. for overflow parking.

In the event that our parking lot will be unavailable on a particular Sunday, we will notify you in advance.

Sincerely,

Barbara B. Russell
Barbara B. Russell
Assistant Principal

BBR/bwm

PETITIONER'S
EXHIBIT 4

BALTIMORE COUNTY PUBLIC SCHOOLS
Robert Y. Dubel, Superintendent

September 26, 1990

Ms. Deborah Dopkin
405 Allegheny Avenue
Towson, Maryland 21204

Dear Ms. Dopkin:

As discussed recently by phone, the authority to grant use of a school parking lot in Baltimore County Public Schools rests with the principal or his/her designee, in conjunction with the Department of Grounds. Typically, the school administrator will request an Application for Use of School Facilities be completed. The school administrator will then either sign off on the application or place the approval in letter form. Leases are not used for granting approval for the use of parking lots.

I hope this information has been of assistance to you. Please don't hesitate to contact me if questions arise at 887-4114.

Sincerely,

Kenneth J. Kroski
Executive Assistant
Division of Physical Facilities

KJK:pv

#002

PETITIONER'S
EXHIBIT 5

Huntleigh Circle Association
1225 Cowpens Avenue
Towson, Maryland 21204

OCTOBER 30, 1990

RE: ROCK CHURCH HEARING

MR. ZONING COMMISSIONER,

THE HUNT-LEIGH TOWNHOUSE ASSOCIATION IS LOCATED AT THE SOUTHWEST CORNER OF CROMWELL BRIDGE ROAD AND COMPENS AVENUE. HENCE, THE DEVELOPMENT OF THE ROCK CHURCH PROPERTIES IS OF VITAL INTEREST TO OUR ASSOCIATION.

PASTOR BART PIERCE HAS BEEN VERY INFORMATIVE REGARDING PRESENT DEVELOPMENT PROCEEDINGS. HE HAS SHOWN GREAT CONCERN REGARDING THE IMPACT OF THIS PROJECT ON THE SURROUNDING COMMUNITIES AND MORE IMPORTANTLY, THE ENVIRONMENT.

I HAVE PASSED ON THE INFORMATION PROVIDED BY PASTOR PIERCE TO OTHER ASSOCIATION MEMBERS AND OUR CONCLUSIONS CONCUR. THE STACK-UP PARKING PROPOSED BY THE ROCK CHURCH SHOULD BE PERMITTED AND BECOME PART OF ITS MASTER PLAN. THE ECOLOGICAL SIGNIFICANCE OF LIMITING EXCAVATION WE FEEL IS VITAL. ALSO, THE RETAINMENT OF TREES FOR SCREENING WILL BENEFIT ALL COMMUNITIES.

I APOLOGIZE FOR NOT BEING ABLE TO PRESENT OUR APPROVAL FOR THE ROCK CHURCH'S HEARING TODAY, BUT I AM SURE THIS LETTER WILL SUFFICE. THANK YOU.

SINCERELY,

Gus J. Stratakis
GUS J. STRATAKIS
PRESIDENT

PETITIONER'S
EXHIBIT 6

Law Offices
Michael P. Tanczyn, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(301) 296-8823 (301) 296-8824
FAX (301) 296-8827

January 16, 1991

Honorable Ann M. Nastarowicz
Baltimore County Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 91-94-SPH
The Rock Church Petition

Dear Ms. Nastarowicz:

On behalf of The Cromwood-Coventry-Satyr Hill Association, Inc. and individual protestants who are members thereof I am writing to advise you that an agreement has been reached by my clients and The Rock Church, the Petitioner herein.

Under the terms of the agreement which we would place on the record when the hearing resumes on January 17, 1991, my clients will request at the conclusion of the case and if you decide to approve the Petitioner's request that you impose reasonable conditions as to hours of operation and uses proposed for the facility to those testified to by the Petitioner's witnesses.

Having made that request and pursuant to the agreement for my clients mentioned above I withdraw our opposition to the Petition of The Rock Church with only one proviso. In the event The Rock Church claims the agreement has been breached by my clients, we reserve the right to re-enter our appearance and participate in this case.

I believe that this summarizes my clients' current position consistent with the agreement reached with the Petitioner. If you have any further questions of me, please feel free to contact me.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/ed
cc: Cromwood-Coventry-Satyr Hill Assoc., Inc.
Mr. C. Kent Merchant
Deborah C. Dopkin, Esq.

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT entered into this 11th day of March, 1991, by and between THE ROCK CHURCH OF BALTIMORE (the "Church") having an address of 1607 Cromwell Bridge Road, Baltimore, Maryland 21234 and CROMWOOD, COVENTRY, SATYR HILL COMMUNITY ASSOCIATION, INC., a Maryland non-profit corporation (the "Association") having an address of 1815 Cromwood Road, Baltimore, Maryland 21234, and those property owners who are Association members whose signatures are affixed hereto (the said property owners and the Association hereinafter collectively referred to as the "Community").

RECITALS

A. The Church is the owner of a 15.09 ± acre tract of land (the "Property") located on the South side of Cromwell Bridge Road in the Ninth Election District of Baltimore County, Maryland; as more particularly described in those deeds recorded among the Land Records of Baltimore County, Maryland in Liber 6995, folio 577, and Liber 7551, folio 225, and shown on Exhibit A attached hereto and made a part

B. The Church proposed to develop the Property with a 57,240 square foot sanctuary building containing approximately 3,100 seats, related offices and facilities, together with parking and other related site amenities (the "Project"); and it has heretofore filed a development plan for the Project with the County Review Group of Baltimore County, Maryland (the "CRG Plan") pursuant to Baltimore County Code, §22-55, et seq; and it has further heretofore filed a zoning petition and plat (the "Zoning Plat") for the Project with the Zoning Commissioner of Baltimore County, Maryland pursuant to the Baltimore County Zoning Regulations.

C. The Community is comprised of individual property owners and an association of property owners whose properties are in proximity to the Church Property.

BALTIMORE COUNTY PUBLIC SCHOOLS TOWSON, MARYLAND 21204		APPLICATION FOR USE OF SCHOOL FACILITIES	
INSTRUCTIONS			
1. Read carefully the Rules and Regulations on the reverse side.		2. Type or print neatly and firmly with ballpoint pen so that final copy is legible.	
APPLICATION (For Applicant Use Only)		SCHOOL REQUESTED	
GROUP OR ORGANIZATION ROCK CHURCH		LOCH RAVEN HIGH SCHOOL	
TYPE OF ACTIVITY USE OF PARKING LOT OVERFLOW PARKING		DATE(S) OF ACTIVITY (Mo./Day/Yr.) On: 10-28-90 From: 6-30-91	
NAME OF ACTIVITY LEADER MELVIN MUNK		ADDRESS 1607 CROMWELL BRIDGE ROAD BALTIMORE, MD 21234	
TIME REQUIRED		FACILITIES REQUIRED	
DAY OF WEEK	OPEN	CLOSE	NO. OF WEEKS
MONDAY			
TUESDAY			
WEDNESDAY			
THURSDAY			
FRIDAY			
SATURDAY			
SUNDAY	9:00 A	1:00 P	35 4 140
TOTAL HOURS REQUIRED → 140		FOR USE OF KITCHEN APPLY THROUGH CAFETERIA MANAGER	
OTHER SERVICES REQUIRED		<input type="checkbox"/> AUDIO <input type="checkbox"/> LIGHTING <input type="checkbox"/> OTHER	
AFFIRMATION			
Having read and agreed to the regulations governing the use of school facilities described on the reverse side, we, the undersigned, being duly authorized representatives of the above organization, do hereby request the use of the facilities as described above.			
SIGNED: 1. Melvin Munk		1607 Cromwell Bridge Rd 882-2238 10/25/90	
2. _____		ADDRESS TELEPHONE NO. DATE	
3. _____		SUPERVISOR/COMMITTEE LEADER ADDRESS TELEPHONE NO. DATE	
PERMIT (For School Use Only)			
The following action has been taken regarding the request specified above:			
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED			
COMMENTS:			
SIGNATURE OF PRINCIPAL/DIVISION OF PHYSICAL FACILITIES REPRESENTATIVE			
DATE 10/25/90			
BECO 9 DISTRIBUTION WHITE-SCHOOL PRINCIPAL YELLOW-GROUP OR ORGANIZATION GREEN-OFFICE OF SAFETY & SECURITY BLUE-CHIEF CUSTODIAN/LEAD GROUNDSMAN			

PETITIONER'S
EXHIBIT 10

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT entered into this 11th day of March, 1991, by and between THE ROCK CHURCH OF BALTIMORE (the "Church") having an address of 1607 Cromwell Bridge Road, Baltimore, Maryland 21234 and THE CHATTERLEIGH ASSOCIATION, INC., a Maryland non-profit corporation (the "Association") having an address C/O John W. Pfeifer, Esquire, Suite 100, 326 St. Paul Place, Baltimore, Maryland 21202-2131, and those property owners who are Association members whose signatures are affixed hereto (the said property owners and the Association hereinafter collectively referred to as the "Community").

RECITALS

A. The Church is the owner of a 15.0 ± acre tract of land (the "Fifteen Acre Parcel") and of an 8.8 ± acre tract of land (the "Eight Acre Parcel") (collectively, the "Property") located on the South side of Cromwell Bridge Road in the Ninth Election District of Baltimore County, Maryland; as more particularly described in those certain deeds recorded among the Land Records of Baltimore County, Maryland in Liber 6995, folio 577, Liber 6315, folio 619 and Liber 7551, folio 225, and shown on Exhibit A attached hereto and made a part hereof.

B. The Church intends to develop the Fifteen Acre Parcel with a 57,240 square foot sanctuary building containing approximately 3,100 seats, related offices and facilities, together with parking and other related site amenities (the "Project"); and it has heretofore filed a development plan for the Project with the County Review Group of Baltimore County, Maryland (the "CRG Plan") pursuant to Baltimore County Code, §22-55, et seq, which plan has been approved by Baltimore County; and the Church has further heretofore filed a zoning petition and plat (the "Zoning Plat") for the Project with the Zoning Commissioner of Baltimore County, Maryland pursuant to the Baltimore County Zoning Regulations.

PETITIONER'S
EXHIBIT 11

PETITIONER'S EXHIBITS

- 1) Site Plan dated 10/23/90
- 2) Site Plan from previous Case No. 85-126-A
- 3) Ltr. from Louis H. Ego, Jr. (SHA) dated 8/23/90
- 4) Ltr. from Barbara B. Russell, Asst. Principal, Loch Raven Sr. High School dated 11/8/89
- 5) Ltr. from Kenneth J. Kroski, Exec. Asst., Baltimore County Public Schools dated 9/26/90
- 6) Ltr. from Gus J. Stratakis, President, Huntleigh Circle Association dated 10/30/90
- 7A) Ltr. from Michael P. Tanczyn, Esquire dated 1/16/91
- B) Restrictive Covenant Agreement dated 1/14/91
- 8) Site Plan dated 1/11/91 (printed 1/16/91)
- 9) Site Plan dated 1/11/91 (printed 1/14/91)
- 10) Application for School Facilities
- 11) Restrictive Covenant Agreement dated 1/14/91
- 1) Photograph
- 2A) Parking Procedures for Rock Church dated 10/12/90
- B) Photographs of site
- 3) Copy of Petition

A) Plat dw 3/5/91

Taken from
DET. H. J. HARRIS
91-94 S.H.P.

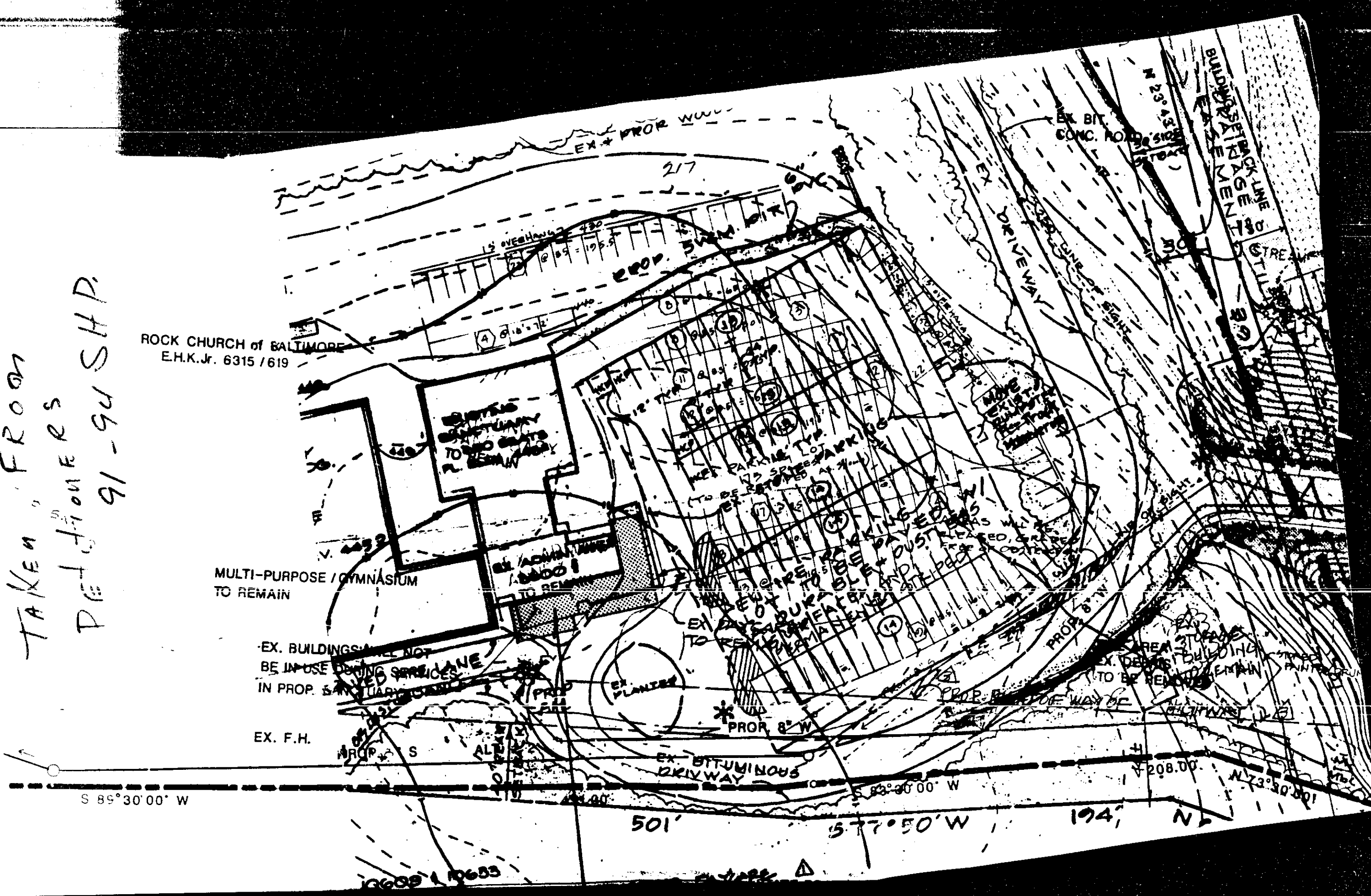
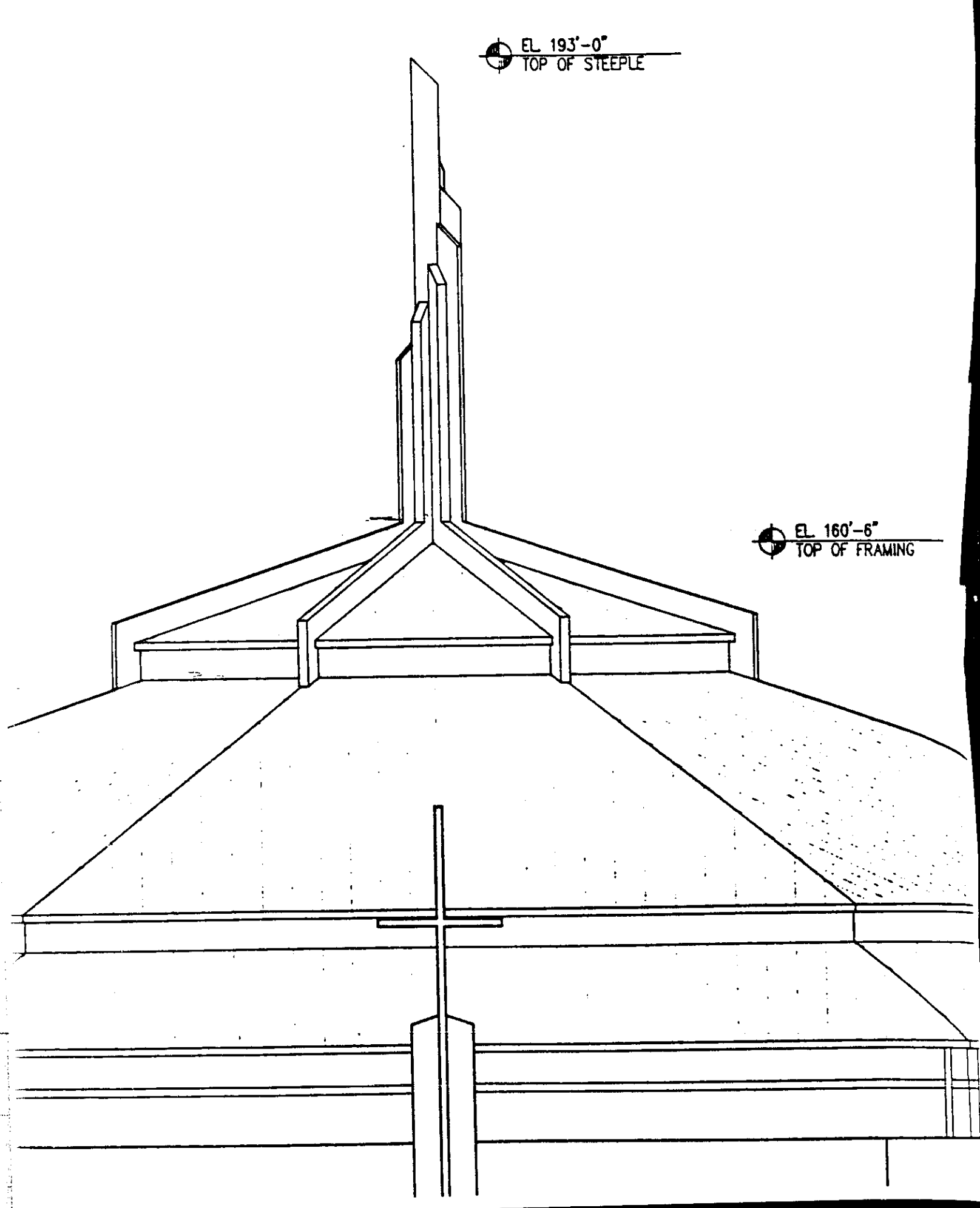


EXHIBIT B



The Chatterleigh Association EXHIBIT D-2

- | | |
|-------------------------------|-------------------------|
| 499 Can Court | 1026-1102 Matfield Road |
| 1207-1227 Brook Hollow Road | 1-8 New Forest Court |
| 1200-1307 Brook Meadow Drive | 1100-1121 Ryegate Road |
| 1-6 Dackley Court | 1102-1220 Tanfield Road |
| 1100-1103 Candor Court | 3-6 Waller Court |
| 1103-1124 Chatterleigh Circle | |
| 1000-1146 Concordia Drive | |
| 1022-1200 Compens Avenue | |
| 3-8 Drake Court | |
| 1000-1005 Danblane Road | |
| 1-5 Glenluc Court | |
| 1000-1140 Green Acre Road | |
| 1-7 Helm Court | |
| 1001-1004 Kirkcaldy Rd | |
| 3-13 Lincol Court | |

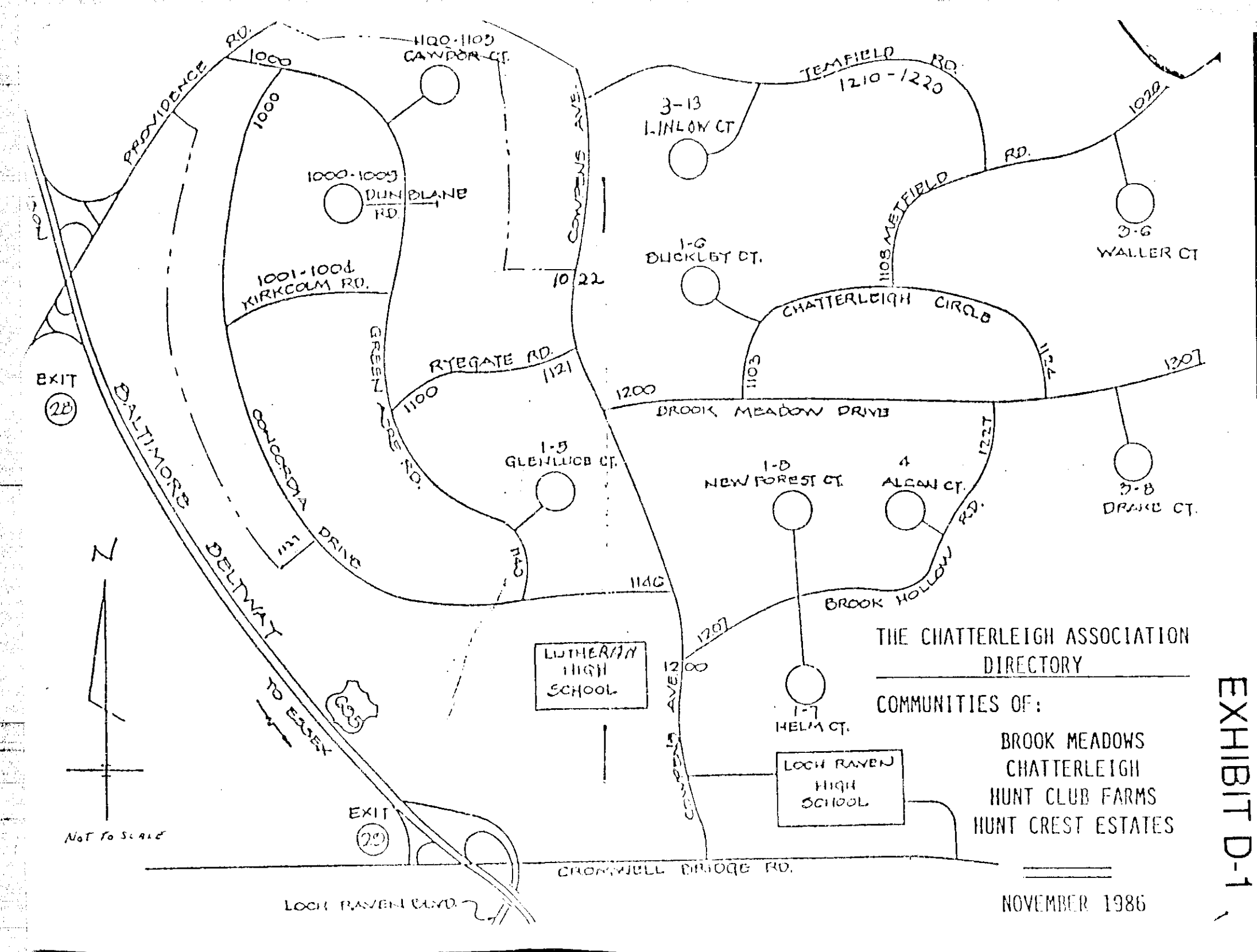
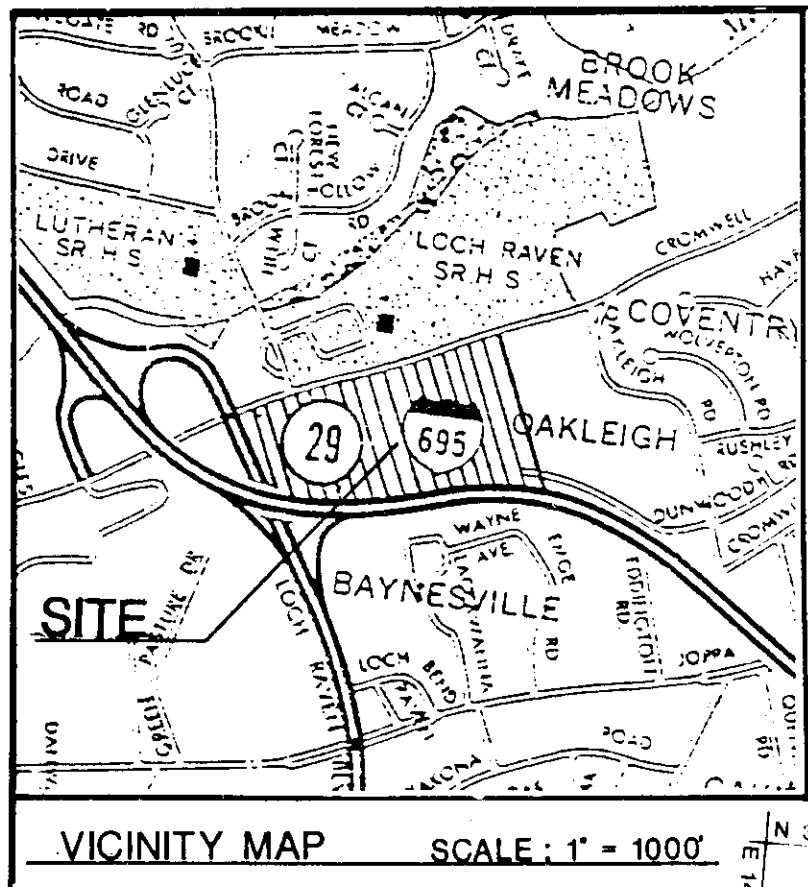


EXHIBIT D-1



- LEGEND**
- 25%+ SLOPES
 - LIGHT POLE
 - LIMIT OF FORESTED BUFFER EASEMENT
 - PROPOSED MAJOR DECIDUOUS TREE
 - PROPOSED MINOR / EVERGREEN TREE
 - EX. TREES TO REMAIN
 - EX. TREES TO BE REMOVED
 - APPROX. LIMIT OF DISTURBANCE

General Notes

- Owner/Applicant: The Rock Church of Baltimore, 1607 Cromwell Bridge Road, Baltimore, MD 21204, (410) 637-1217
- Electron District 9, Councilman District 4, Census Tract 497.01
- Metropolitan 4, Submetropolitan 28
- Site Data:
 - Current Zoning and Access - Zone 28-2
 - Net Site Area = 14.32 A.C.
 - Gross Site Area = 15.09 A.C. (incl. 30' of Cromwell St. Rd. and Dunwoody Rd.)

Proposed = 165 Trees (111 Map, Dec. 1)

2,762 L.F. 8 foot planting strip (include 170' screening) 811 L.F. Residential Transition Area Buffer

All planting will be in accordance with the Baltimore County Landscape Manual. The residential transition area buffer will be planted in accordance with Section 12.01, Landscape Manual, 1984.

Planting will be completed prior to grading permit.

Soil

Soil Series	Hydro	Drainage	Without	Street &
Glennville (Gd8)	B	Slight	Severe	25.00%
Glennville (Gd8)	C	Severe	High Water Table	Severe
Glennville (Gd8)	B	Moderate	High Water Table	Severe
Glennville (Gd8)	B	Moderate	High Water Table	Severe

As per Section 22-99, when development occurs upon soils with possible severe or moderate limitations, the applicant shall take steps to determine whether such conditions exist and the extent to which they occur. Such steps may be avoided by grading or blasting; high water table and poor drainage may be corrected by grading or construction of underground drains. The view slopes shown on the plan which are to be graded will be vegetatively stabilized as soon as possible after construction. The appropriate action to be taken will be determined during construction by a licensed professional soils engineer.

The site is predominantly wooded. Existing trees will be preserved wherever possible.

The existing property boundary line is to be indicated as shown on plan. Subsequent to the grading, structures, and fences are to be removed. There are no historic structures on-site.

The existing stream as shown on the plan has no 100-year floodplain. No clearing, grading, or discharge of vegetation shall occur in Forest Buffer Boundary except as permitted by Baltimore County Zoning. Protective easements governing the use of the Forest Buffer Boundary shall be recorded in the Land Records of Baltimore County.

All lighting structures to illuminate the parking areas shall be screened to reduce light spill from public streets or the adjacent residential area.

11. Owner: The Rock Church of Baltimore, 1607 Cromwell Bridge Road, Baltimore, MD 21204

Dead Reference: Bk 2, 899/577, 75/1215

Tax Account No.: 093300390, 200001324

12. Estimated Average Daily Trips:

Weekday 57,240 S.F. 7,771,000 S.F. = 44 A.D.T./h

Thursday Evening and Sunday: 57,240 S.F. 31,451,000 S.F. = 1,100 A.D.T./h

13. Stormwater will be managed for the 2 and 10-year return periods by the proposed wet pool facility as shown on the plan. Stormwater will be stored in the wet pool facility and released to the stream through a series of spillways. The spillways will be designed to release water at a rate that will not cause erosion or damage to the stream channel. There are no known critical areas, significant geological formations, archeological sites, or endangered species habitats or hazardous materials on this site.

14. All off-site driveways and mail lots of record less than 2 acres shall create a 25' wide easement shown with the required 30' and 25' feet width.

15. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

16. The Rock Church has the permission of Loch Raven High School to use its parking lot on Sunday mornings from 9:30 a.m. to 12:15 p.m. for meeting purposes. In the event that Loch Raven High School parking lot will be unavailable on a particular Sunday the school will notify the church in advance.

17. This site is a conceptual document upon which changes may occur.

18. All off-site driveways and mail lots of record less than 2 acres shall create a 25' wide easement shown with the required 30' and 25' feet width.

19. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

20. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

20. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

21. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

22. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

23. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

24. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

25. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

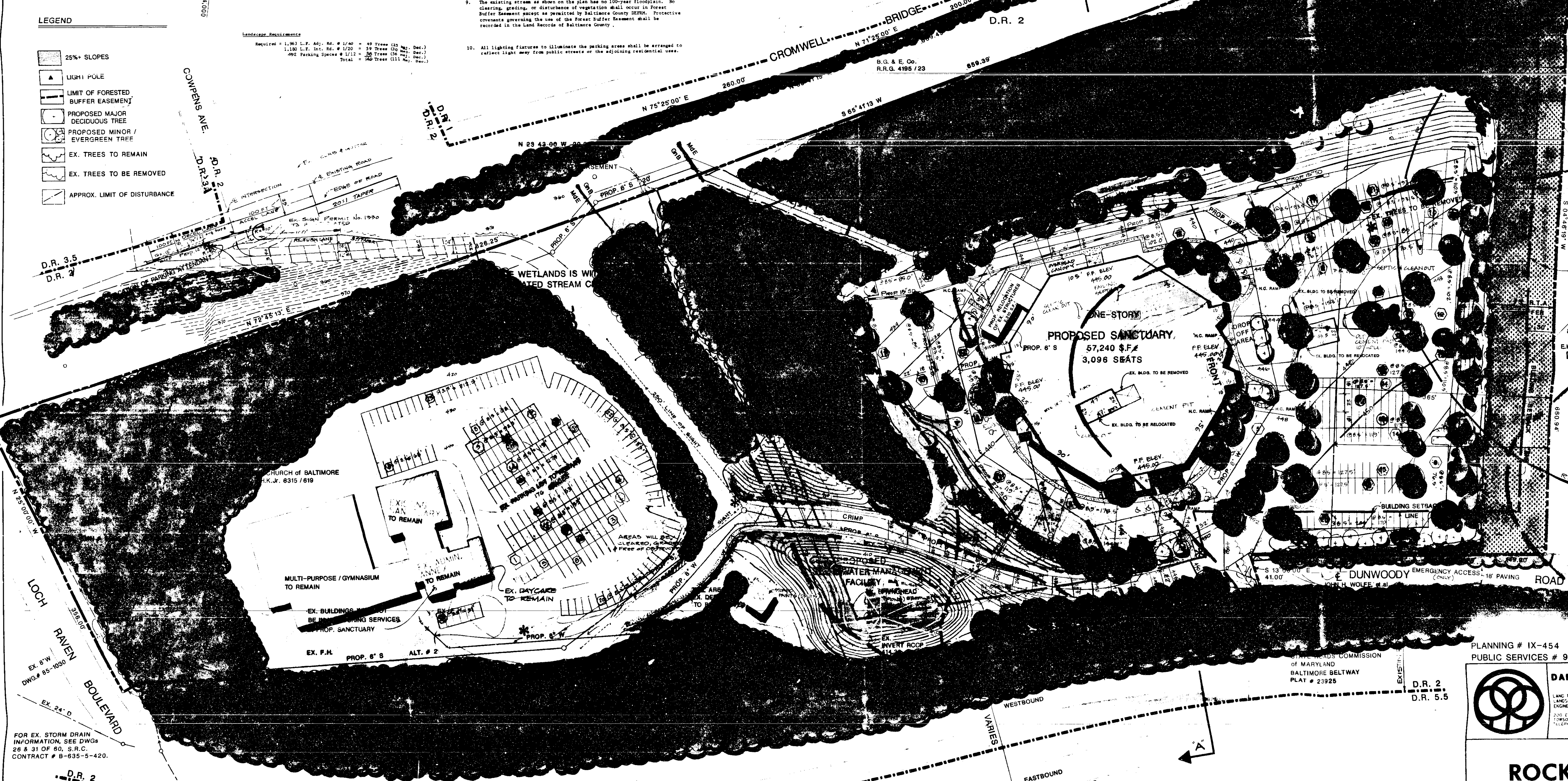
26. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

27. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

28. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

29. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.

30. All signs will comply with Section 413.11 (GCB) and all zoning sign policies.



EDWARD W. & CARMELA A. VET
 67.5.5236/638
D.R. 2
 1732 DUNWOODY RD.
 GC82

EDWARD W. & CARMELA A. VET
 67.5.5236/638
D.R. 2
 1732 DUNWOODY RD.
 GC82

PETITION FOR SPECIAL HEARING

Rock Church, Petitioner

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-128 of the Baltimore County Zoning Regulations, which plan:

1. Complies with the minimum parking requirements of the Baltimore County Zoning Regulations, which plan:

a. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

b. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

c. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

d. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

e. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

f. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

g. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

h. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

i. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

j. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

k. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

l. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

m. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

n. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

o. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

p. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

q. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

r. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

s. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

t. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

u. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

v. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

w. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

x. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

y. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

z. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-128 of the Baltimore County Zoning Regulations, which plan:

1. Complies with the minimum parking requirements of the Baltimore County Zoning Regulations, which plan:

a. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

b. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

c. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

d. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

e. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

f. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

g. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

h. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

i. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

j. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

k. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

l. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

m. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

n. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

o. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

p. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

q. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

r. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

s. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

t. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

u. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

v. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

w. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

x. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

y. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

z. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-128 of the Baltimore County Zoning Regulations, which plan:

1. Complies with the minimum parking requirements of the Baltimore County Zoning Regulations, which plan:

a. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

b. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

c. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

d. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

e. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

f. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

g. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

h. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

i. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

j. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

k. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

l. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

m. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

n. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

o. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

p. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

q. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

r. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

s. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

t. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

u. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

v. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

w. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

x. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

y. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

z. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-128 of the Baltimore County Zoning Regulations, which plan:

1. Complies with the minimum parking requirements of the Baltimore County Zoning Regulations, which plan:

a. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

b. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

c. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

d. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

e. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

f. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

g. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

h. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

i. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

j. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

k. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

l. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

m. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

n. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

o. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

p. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

q. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

r. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

s. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

t. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

u. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

v. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

w. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

x. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

y. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

z. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-128 of the Baltimore County Zoning Regulations, which plan:

1. Complies with the minimum parking requirements of the Baltimore County Zoning Regulations, which plan:

a. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

b. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

c. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

d. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

e. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

f. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

g. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

h. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

i. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

j. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

k. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

l. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

m. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

n. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

o. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

p. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

q. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

r. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

s. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

t. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

u. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

v. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

w. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

x. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

y. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

z. Provides for a minimum of 100 parking spaces for the proposed building, which plan:

PETITIONER'S EXHIBIT

Sheet 1

01-94-SPH

PLANNING # IX-454
PUBLIC SERVICES # 90066

DAFT McCUNE WALKER INC.

LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 SURVEYORS

100 EAST PENNSYLVANIA AVENUE
 BALTIMORE, MD 21202
 TELEPHONE: 301-756-3333

ROCK CHURCH

PLAN # PLAT TO ACCOMPANY
 ZONING PETITION

DATE 1/17/90
REVISIONS 1/17/90
DATE 1/17/90
REVISIONS 1/17/90

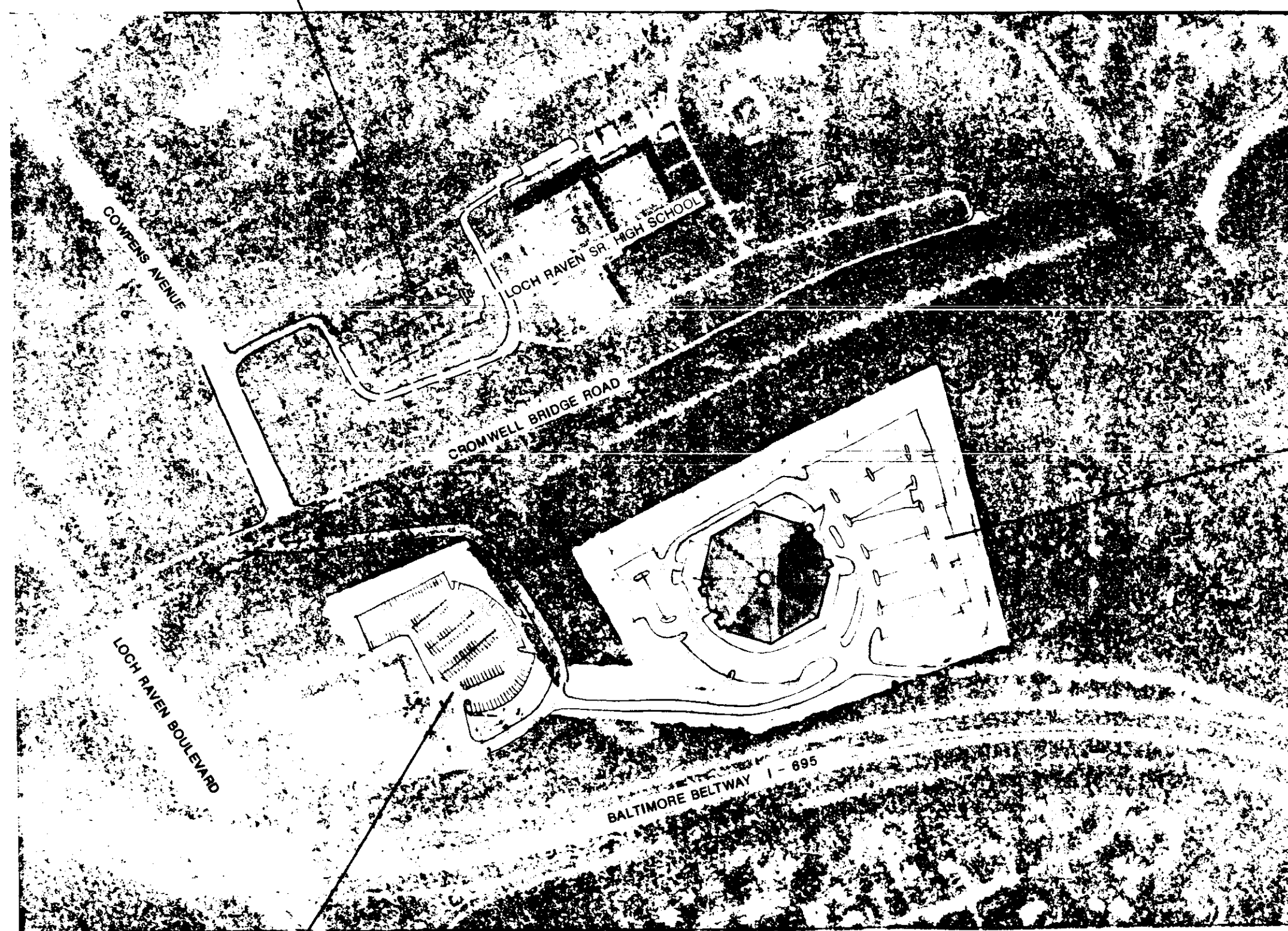
SCALE 1"=50'

JOB ORDER NO. 88085A
ISSUE DATE 2/20/90

SHEET 1 OF 2

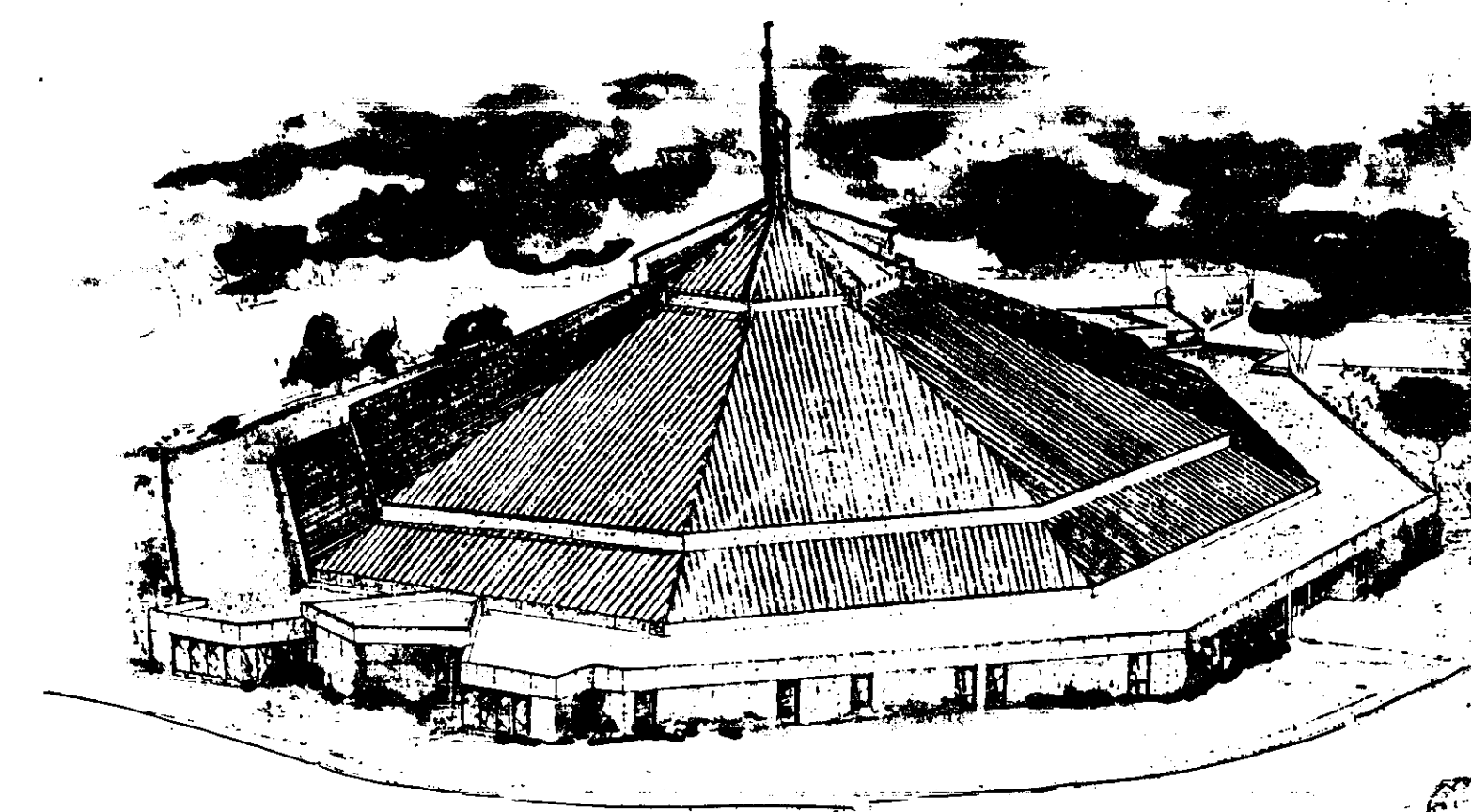
1	PROPOSED ON-SITE PARKING	452 SPACES
2	EXISTING OFF-SITE PARKING (ROCK CHURCH)	222 SPACES
3	EXISTING OFF-SITE PARKING (LOCH RAVEN H.S.)	<u>112 SPACES</u>
	TOTAL AVAILABLE PARKING	786 SPACES

3 SHUTTLE BUS SERVICE TO ROCK CHURCH
ON SUNDAY MORNING FROM 9:30 A.M. TO 12:30 P.M.

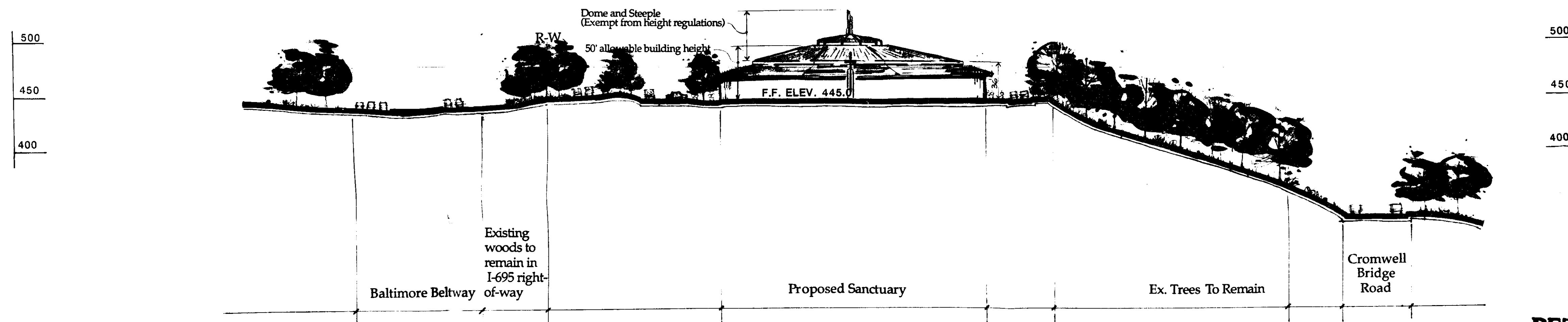
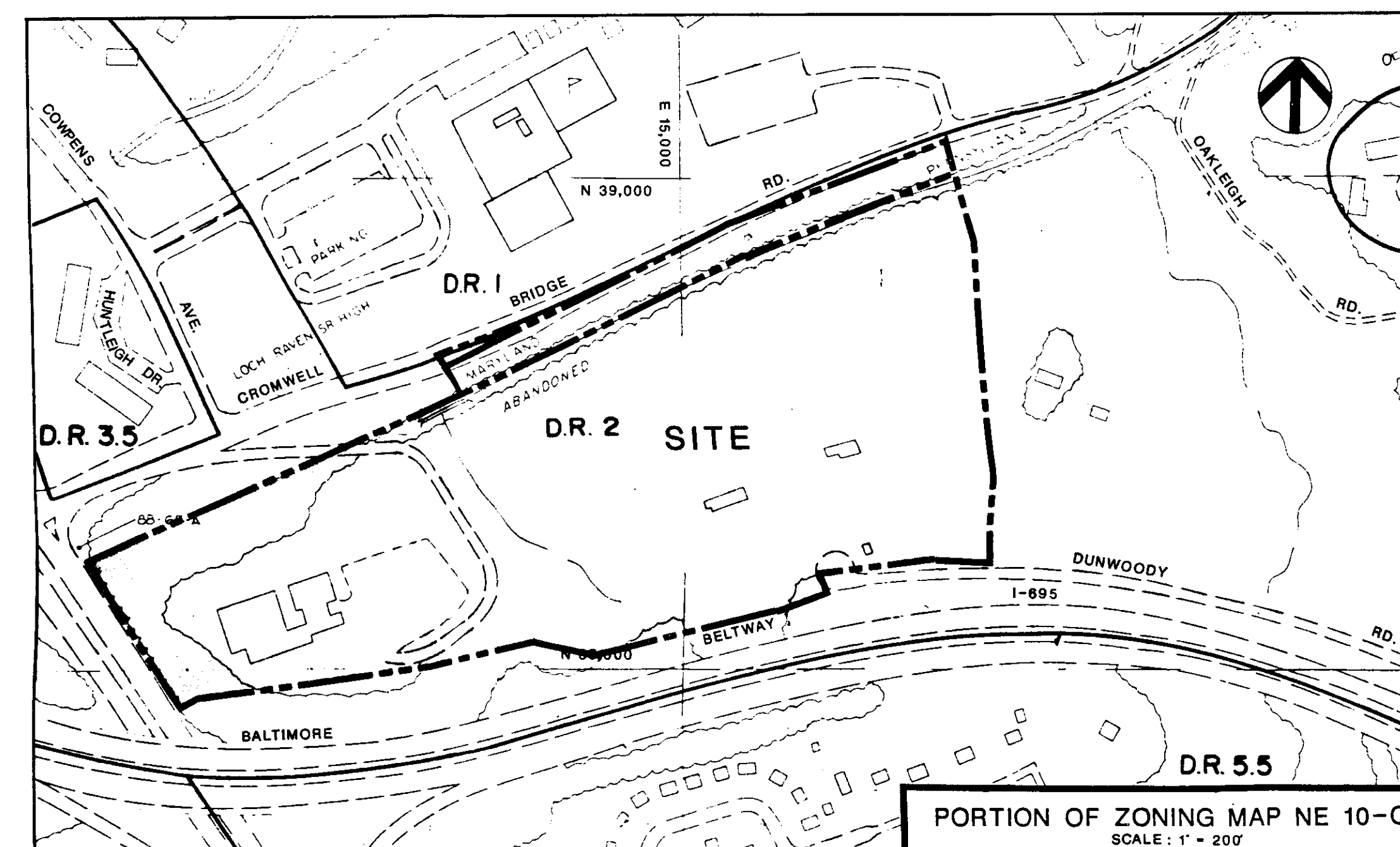


PARKING SCHEME

SCALE 1" = 200'



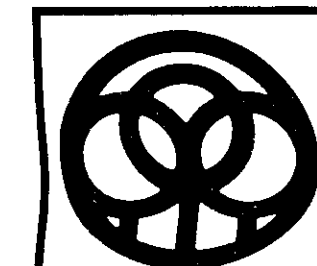
GENERAL ARCHITECTURAL VIEW
NOT TO SCALE



SECTION A
VIEW FROM I-695
HORIZ. 1" = 50'
VERT. 1" = 50'

PETITIONER'S
EXHIBIT 1
Sheet 2

94-SPH



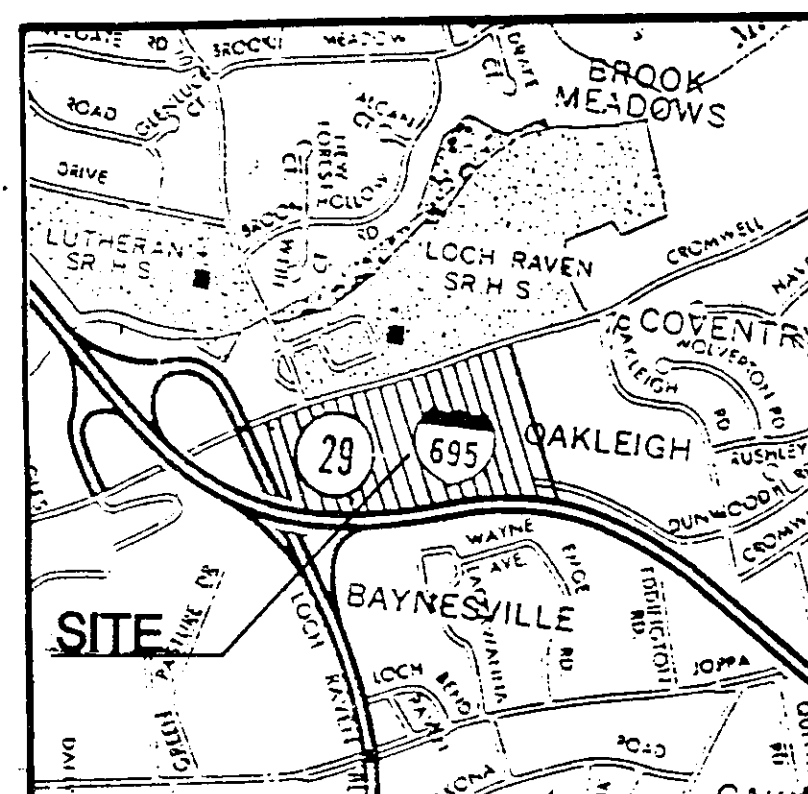
DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

ROCK CHURCH

PLAN & PLAT TO ACCOMPANY
ZONING PETITION

PARKING SCHEME / SITE SECTION

		SCALE:	
		AS NOTED	
		JOB ORDER NO.	
		88085A	
		ISSUE DATE	
		7/30/90	
1	REVISIONS		SHEET
DATE			
			2 OF 2



LEGEND

- 25% SLOPES
- LIGHT POLE
- LIMIT OF FORESTED BUFFER EASEMENT
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR / EVERGREEN TREE
- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED
- APPROX. LIMIT OF DISTURBANCE

- General Notes**
- Owner/Applicant: The Rock Church of Baltimore, 1607 Cromwell Bridge Road, Baltimore, MD 21204, (410) 835-5121
 - Section Director: P. O'Connell, Director, Planning & Design, 4917-01
 - Section: 1. Suburban 28
 - Site Data:
 - Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
 - Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
 - Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

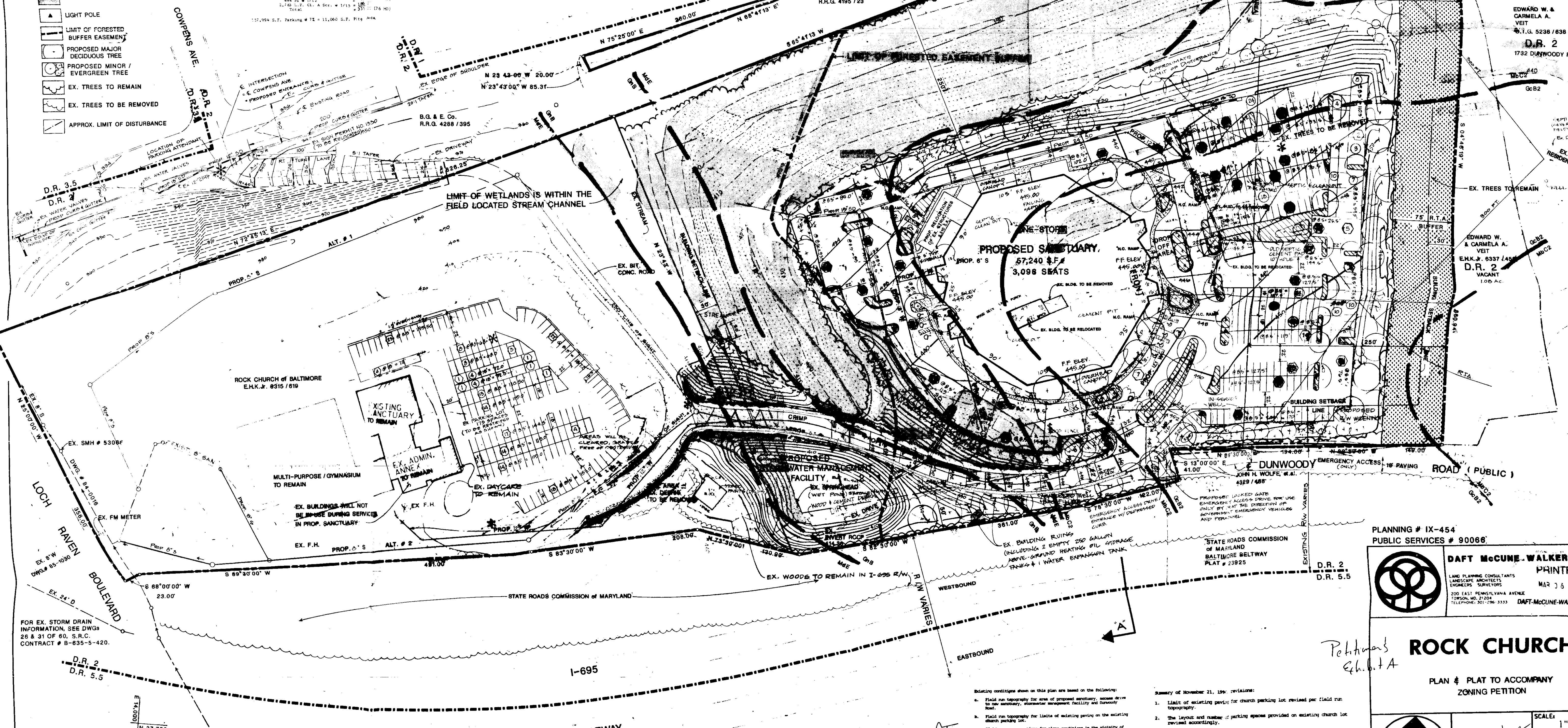
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)

- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)**
- Site Data:**
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)
- Proposed: 57,240 S.F. Church Sanctuary (3,098 seats)



PETITION FOR SPECIAL ZONING

Rock Church, Petitioner

Rock Church, Petitioner

SPECIAL HEARING REQUEST

To approve a modified parking plan, pursuant to § 40-112 of the Baltimore County Zoning Regulations, which plan:

To approve a modified parking plan, pursuant to § 40-112 of the Baltimore County Zoning Regulations, which plan:

NO. OF PARKING SPACES WITHOUT ACCESS (TYP)

NO. OF PARKING SPACES WITH ACCESS (TYP)

NO. OF PARKING SPACES WITH ACCESS (TYP)

LOCATION OF PARKING ATTENDANT (TYP)

ATTENDANT DIRECTED PARKING DETAIL (TYP)

ATTENDANT DIRECTED PARKING DETAIL (TYP)

PARKING DETAIL (TYP)

PARKING DETAIL (TYP)

PARKING DETAIL (TYP)

Summary of November 21, 1990, revisions:

1. Limit of existing parking for church parking lot revised per field run.

2. The layout and number of parking spaces provided on existing church lot revised accordingly.

3. The layout of proposed parking lot revised per field run.

PLANNING # IX-454

PUBLIC SERVICES # 90086

DAFT McCUNE WALKER INC.

DAFT McCUNE WALKER INC.

ROCK CHURCH

PLAN # PLAT TO ACCOMPANY ZONING PETITION

PLAN # PLAT TO ACCOMPANY ZONING PETITION